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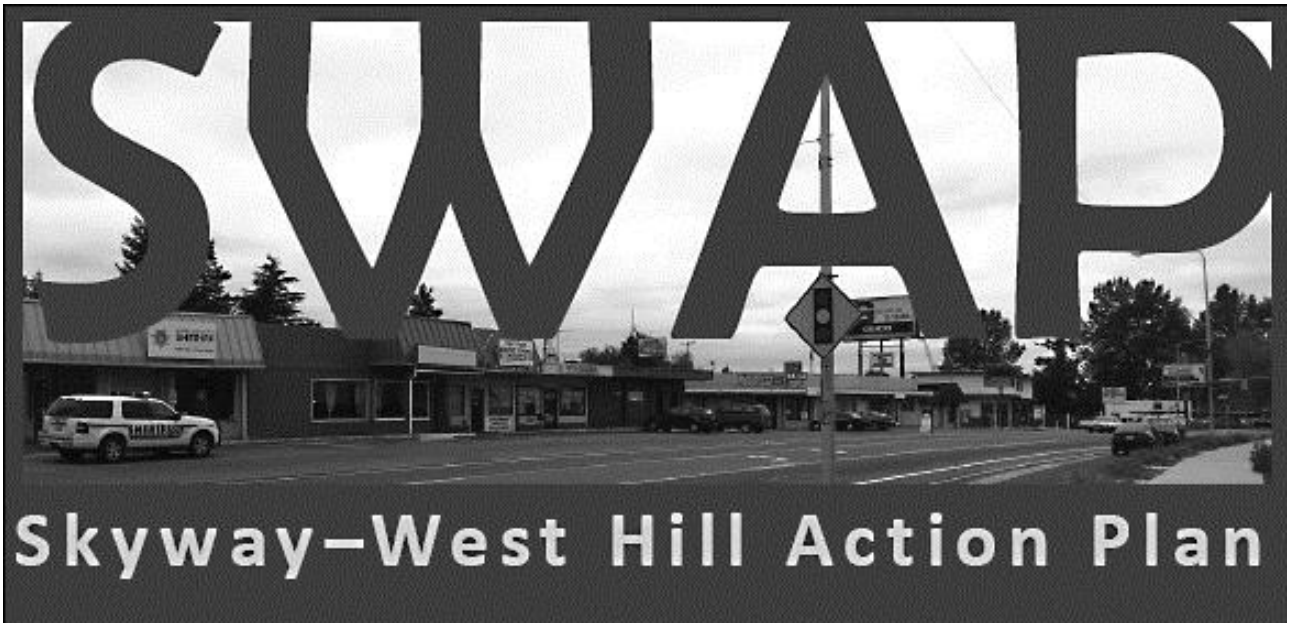

January 22, 2016

The Skyway-West Hill neighborhood and community business center will grow into a vibrant, walkable, ethnically diverse and civically engaged community that involves the collective voice, wisdom and expertise of its resident and business owners in ongoing civic decision-making.

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Note: Past Planning and Vision documents for Skyway-West Hill are available at www.buildskywaywesthill.org. These include:

A. Skyway Park Community Vision (2008)
B. Skyway Park Wetland Delineation Report and Maps
C. Community Agenda for Revitalization (2009)
D. Community Center Visioning Process (2012)
E. SWAP Survey Results (Jan. – June 17, 2015)

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I. Executive Summary

Our Skyway-West Hill Action Plan (SWAP) is the framework for big-picture decisions to grow community and preserve the character of our neighborhoods. The Skyway-West Hill community is composed of the neighborhoods of Bryn Mawr, Campbell Hill, Earlington, Hill Top, Lakeridge, Panorama Hill, Skycrest and Skyway. This is our piece of King County's Comprehensive Plan.

The plan is the roadmap for our community's future. We used a community-driven process that honored past plans and visions to engage the whole community and develop a doable list of projects to be implemented. We will pool our resources to take advantage of the opportunity to design and improve our community. We are focusing on safety, prosperity, education, transportation, affordable housing, and healthy connected neighborhoods. The SWAP is a plan for people, not just land use and zoning.

Plan Concepts

1. Healthy Connected Neighborhoods
2. Smart, Sustainable Growth
3. Thriving Educated Youth and Community
4. Economic Prosperity and Affordability
5. Culture, Art and Innovation

Top Priorities for Healthy Connected Neighborhoods

Connecting People to place

1. Create a pedestrian-friendly environment in the Skyway Business District.
2. Expand/enhance transit facilities (bus) and alternative vehicle (vans and shuttles) service routes to the business district and the immediate area.
3. Establish sidewalks and bike lanes to schools from higher density residential areas.

Community Ownership & Pride

1. Create a community "welcoming" and "marketing" 'action group').
2. Organize events that engage a broad range of community members.
3. Create an 'action group' dedicated to community beautification projects.

Community Services and Resources

1. 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.
2. Create a Farmer's Market with a gathering place that simulates health and local economy.
3. Establish sports leagues for all age ranges of Skyway-West Hill residents.

Public safety

1. Create an 'action group' dedicated to increasing and coordinating neighborhood watch programs.
2. Create an 'action group' dedicated to establishing programs for at risk youth and individuals as alternatives to criminal and gang activity.
3. Increase police presence and patrol cars from the King County Sheriff's Department.

Top Priorities for Smart, Sustainable Growth

Residential Land Use and Density

1. Look for ways to keep the average home price in the community affordable to lower and moderate income families.
2. Building on vacant lots in single-family neighborhoods, developments should have the same size, scale and density as the traditional existing development. The average single-family neighborhood density of approximately 5 or 6 homes per acre on 6,000 to 7,500 square foot lots.
3. Mixed-use buildings (multi-family and commercial/office) should be allowed in Skyway Business District.

Commercial, Industrial and Recreational Land Use and Density

1. Pursue businesses to locate in the Skyway Business District.
2. Pursue businesses to locate in the Skyway Business District that provide health and professional services.
3. Develop a model mixed-use project combining affordable housing with commercial services within the Skyway Business District.

Infrastructure

1. Pursue improvements to transit (bus services/facilities) in the community to more easily access locations in surrounding cities.
2. Provide pedestrian/bicycle access along streets, parking lots and between and through commercial areas.
3. Develop better vehicle and pedestrian circulation, safer driveway entrances and parking systems within the commercial properties located in the Skyway Business District.

Top Priorities for Thriving Educated Youth and Community

Education and Employment

1. Create and develop youth job readiness and employment opportunities (summer jobs, internships, etc.).
2. Strategic tutoring programs that focus on bilingual students.
3. Increase early education/preschool programs.

Public Safety

1. Provide community based services that are easily accessible to address drug/ alcohol issues and anti-gang involvement.
2. Establish anti-gang activities that also help youth involved with gangs or at-risk of being in a gang (i.e. youth violence prevention, help with legal services, etc.).
3. Establish health care programs for youth with chemical dependency, mental health and domestic violence, and other health issues.

Activities for Youth

1. Create affordable recreational opportunities for youth. (i.e. Sports leagues, camp, etc.).
2. Establish a community center that provides enrichment activities for youth and their families.
3. Organize youth-led activities and specific events that bring youth together.

Top Priorities for Economic Prosperity and Affordable Housing

Improvements To Skyway Business District

1. Landscape the street and sidewalk, do a facelift of unattractive old and plan building façades in Skyway Business District.
2. Plan that new development should provide a mix of uses with retail or office space on the ground floor and residential units above.
3. Develop the 'empty space' areas between commercial buildings into mini-public plazas or green spaces.

Business District Access

1. Create a pedestrian friendly environment with continuous sidewalks throughout the business district, including an upgrade traffic signal system and pedestrian-operated walk lights.
2. Parking Areas for new and redeveloped commercial buildings should be located in the rear or side of the buildings, under buildings or in shared facilities and not along Renton Avenue.
3. Reconfigure existing entrances to parking lots within the Skyway Business District to have formal landscaping, pavement markings and/or signs.

Business District Revitalization

1. Develop a business improvement study to identify specific steps to business district economic revitalization.
2. Launch a 'local jobs' campaign.
3. Launch a 'shop local' campaign.

Housing Creation

1. Develop housing close to public transportation, recreational and/or retail services for fixed-income elderly residents.
2. Encourage new housing types that provide affordable ownership opportunities.
3. Conduct a housing needs assessment specifically for the Skyway-West Hill community.

Housing Resources

1. Work with financial institutions and other housing agencies to expand affordable housing resources.
2. Educate the community on housing issues and help people find or keep their homes, such as revolving loan fund, reverse mortgage program, community based repair program.
3. Support programs that help prevent homelessness such as emergency rental assistance or referrals to social service networks.

Top Priorities for Culture Art and Innovation

Culture

1. Improve the overall appearance of the Skyway Business District to reflect the cultural diversity of the community.
2. Create public spaces that help increase cross-cultural social and community connections.
3. Host a yearly parade, carnival or festival.

Art

1. Form art, dance and theater groups.
2. Fund multi-generational community art projects throughout the year.
3. Create a studio for musicians to record.

Culture

1. Turn empty building into a business incubator where new entrepreneurs share expenses and support each other.
2. Initiate a 'shop local' campaign and create a space for home-based businesses to visibly market their products or services.
3. Resource a tool library where residents can borrow tools and take classes to learn how to fix things.

Other Community Issues Being Talked About

- Connect neighborhoods to schools, commerce and public areas.
- Tackle revitalizing, redeveloping and improving the commercial shops, restaurants and services along Renton Avenue.
- Pursue alternative policing models.

Implementation

Because of Skyway-West Hill's unique issues regarding provision of social and health services, capital improvements, pedestrian improvements, and adequate infrastructure to support in-fill and re-development opportunities, the implementation phase of this plan is crucial. To help address and resolve the issues and concerns of the community and to achieve the community-derived goals, the uncompleted projects from the 1994 West Hill Community Plan and the new action items from the 2015 Skyway-West Hill Action Plan have been integrated, prioritized and assigned responsible entities. (See the Implementation Schedule in Section VI.) Successful implementation requires a continuous, long-term level of commitment from County staff, annexing cities, affected agencies and local governments, and community organizations to ensure adequate and consistent coordination of actions. The plan calls for a true public, private, community-based organization partnership. Best practice research indicates that

funding sources for neighborhood economic development is diverse at both government and neighborhood levels and is rarely dependent on one primary source. To meet the funding needs of this action plan, public, private, and non-profit partners must evaluate and develop economic development resources, including community development financial institutions, bank foundations, business or economic improvement districts, federal and state grants, King County resources, Neighborhood Opportunity Districts and innovative permanent revenue streams dedicated to economic development.

II. Purpose, Vision and Planning Principles

Plan Purpose

The Skyway-West Hill Action Plan (SWAP) is intended to be an ongoing process to formally and informally reach out to all community members and groups to get wide agreement on the most important issues facing the community today and into the future. It also seeks to focus resources and efforts on implementing the select projects and measures which can address the priorities identified by the broad community.

The SWAP supplements the 1994 West Hill Community Plan with updated information, issues and priorities to focus needed action and implementation. The SWAP and Community Plan will both provide guidance to King County government in its rule and policy-making authority. Such guidance includes developing zoning regulations and incentives that do things such as promote economic revitalization, preserve desired community character, and ensure affordable housing is available. In addition, guidance is provided on which priority programs and services should be funded in the community (such as fixing sidewalks, adding lights in the park, adding east west transit routes, participating in grant projects for youth sports leagues, etc.).

How We Got to the SWAP

For generations, the intention of Skyway-West Hill's residents and organizations has been to create a community that is culturally vibrant, intellectually curious, innovative, and beautiful. In 1994, our community was stagnating and our air quality was dangerously polluted. But Skyway-West Hill had a plan — to reinvest in the urban core and address land use issues. By linking land use, transportation, green spaces and people, we aimed our efforts into creating attractive, livable neighborhoods instead of sprawl. Over the past 40 years our community has grown, but it still lacks a vibrant economy. We need to clean our environment and create support for our community to work, live, play and thrive. Today we want to create walkable neighborhoods, a public transit system, a robust connected business district, and access to sustainable food cultures. These are features that communities around the world would want to emulate. We want our residents to have equitable access to opportunities to advance their well-being and achieve their full potential.

The Community Plan and SWAP attempt to address some of our community's most pressing challenges, including income disparities, high unemployment, a low high-school graduation rate, and environmental concerns. Practical, measured and strategic, the plan recognizes that our community — now and in the future — will be a more racially, ethnically and age-diverse community, that various parts of neighborhoods are different, and one size does not fit all.

<u>SWAP Public Outreach</u>

The SWAP was a 17-month process which included targeted outreach to portions of the community which traditionally are not involved in community planning but are still invested and impacted by planning policies, development trends and civic services and programs. Under the leadership of a local community development organization, Skyway Solutions, and with the assistance of King County government planning staff, the following community outreach efforts were conducted:

- Collected 1,748 completed surveys from residents and stakeholders.
- Surveys were translated in Vietnamese, Somali, and Spanish.

- SWAP Steering Group (over 28 community volunteers have provided hands on guidance efforts and direction).
- Five Open House Community Events held between January 2015 and May 2015.
- One survey was mailed as an insert in the new 'a Voice' Newsletter, and was delivered to 9,640 residents.
- Distribution of over 5,000 information flyers, plus a planning notice which was placed in the 'Skylines' Newsletter and reached homeowners in the Skyway Water district.
- SkySol monthly e-newsletter providing SWAP updates to community members.
- Creation of an interactive website with virtual open houses (www.buildskywaywesthill.org).
- Creation of an interactive SWAP petition, with over 200 petitions collected to-date.

Vision

The Skyway-West Hill Action Plan (SWAP) developed a vision statement which captures the community's priorities and the overall direction it wishes to grow.

Skyway-West Hill Action Plan Vision Statement:

The Skyway-West Hill neighborhood and community business center will grow into a vibrant, walkable, ethnically diverse and civically engaged community that involves the collective voice, wisdom and expertise of its residents and business-owners in ongoing civic decision-making.

Guiding Principles of the SWAP Planning Process

- Honor, affirm and supplement existing official plans and documents developed within the community which include the 1994 West Hill Community Plan, the 2009 Community Agenda for Revitalization, the 2008 Skyway Park Community Vision, and the Community Center Visioning Process (2012), all of the plans are available at www.buildskywaywesthill.org
- Always reach out to the entire community to be involved in shaping their future.
- Avoid typical problems of "gentrification displacement" that can easily occur during community/neighborhood redevelopment.
- Keep the priority and purpose of community redevelopment and growth on creating a safe, affordable, inclusive and healthy community that preserves a culturally and economic diverse community.
- Seek to protect the overall character of the community as single-family residential in nature, but be open to allowing a healthy mix of multi-family and other housing types in appropriate designated and scattered areas to promote housing affordability and choice.
- Empower and educate local residents, businesses and youth to share-in and capitalize on the opportunities brought with new community development and redevelopment.
- Recognition that the community as a whole must:
    - Take control of its own future;

- Work together on their common goals;
- Be inclusive and open to all cultures and ages; and
- Be an active and on-going participant in community improvement efforts.

Planning Process in King County Government

Under the Washington State Growth Management Act, King County government periodically produces planning documents which seek to anticipate and prepare for future growth, preserve environmental health, improve human health, promote sustainable economies and transportation systems, and increase overall quality of life for the residents of the County. Specifically, King County Government produces two main planning documents: the Strategic Plan and the Comprehensive Plan. A third type of plan is usually called a subarea plan (i.e. the 1994 West Hill Community Plan and the SWAP) which falls under the two main planning documents mentioned above, but provides much more actionable detail on the specific needs, issues and desires of the community.

King County Strategic Plan (KCSP)

The KCSP serves as the framework for countywide priority setting, business planning, budget development, resource allocation and leadership and managerial accountability. The KCSP embodies the priorities of the residents of King County. It guides decision-making in King County government and describes the results the county intends to achieve through its implementation. The KCSP recognizes the role of land use planning in shaping an environmentally sustainable, economically viable, and equitable future for the county. The Comprehensive Plan is shaped by the KCSP and supports the goals defined within the KCSP.

King County Strategic Plan Vision Statement:

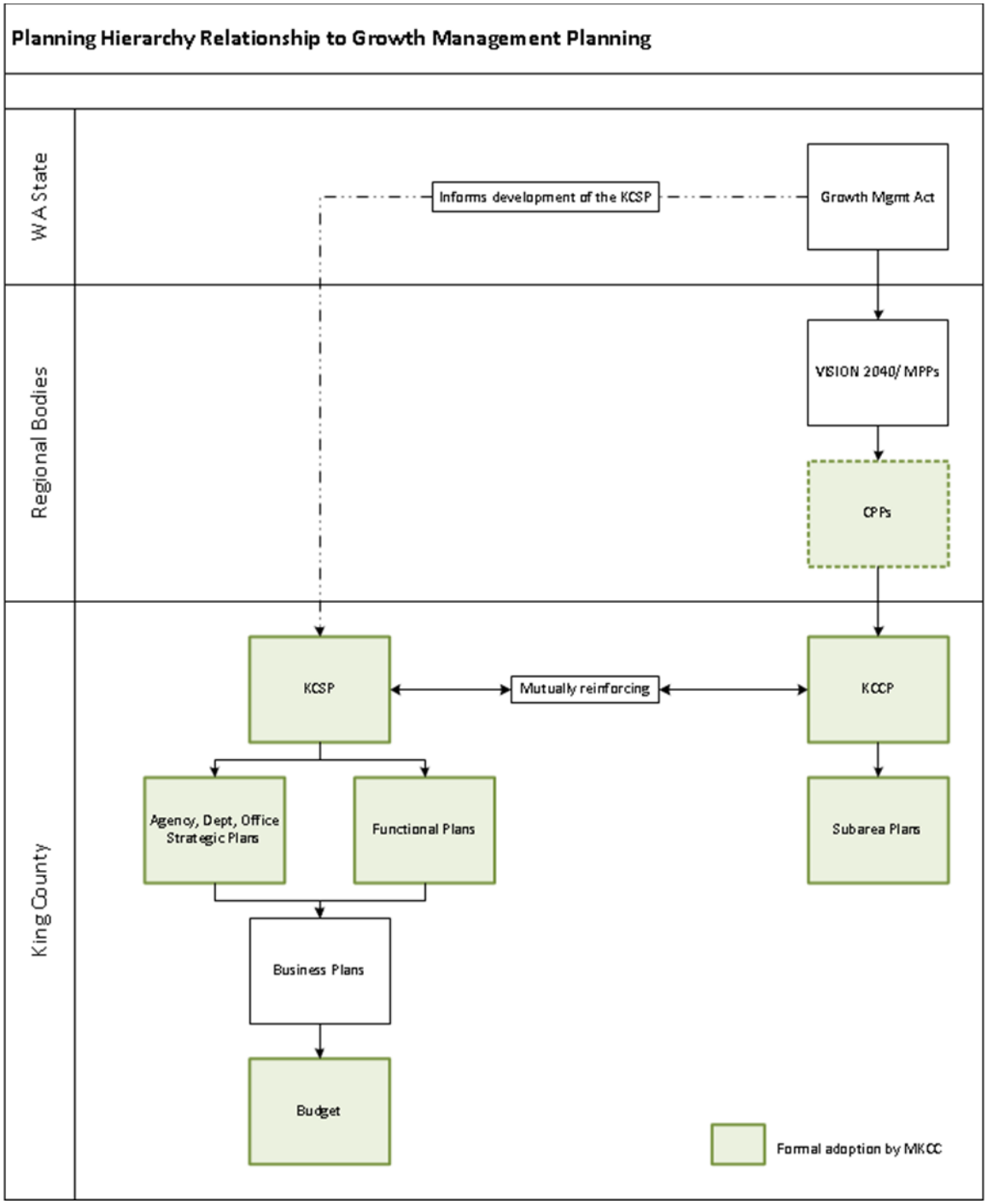
King County: a diverse and dynamic community with a healthy economy and environment where people and businesses have the opportunity to thrive.

King County Comprehensive Plan

The Comprehensive Plan provides guidance to county officials for decisions on proposals such as zoning changes, transportation, open space and growth and development. It gives the public direction on the county's position on proposed changes in land use or zoning, environmental regulations, or broader policy issues. The Plan also serves as a framework for other plans and regulations such as subarea plans and the King County Code that govern the location and density of land uses in unincorporated King County. The Plan provides a basis for decisions about public spending on facilities and services. Specifically, the Comprehensive Plan seeks to achieve the following goals which are very important to the health and prosperity of the Skyway-West Hill community:

- Creating Sustainable Neighborhoods
- Addressing Health Disparities and Equity, Social and Environmental Justice
- Providing a Variety of Transportation Choices

Figure 1: Planning Hierarchy in King County



King County Capital Facilities Planning

The Growth Management Act requires the county to prepare a capital facility plan that includes an inventory of existing capital facilities owned by public entities, a forecast of the future needs for capital facilities, including the proposed locations and capacities of expanded or new facilities, and a six-year plan that will finance the expanded or new facilities.

King County prepares functional plans for the operational and programmatic provision of capital facilities. Functional plans are detailed plans for facilities and services and also include action plans and programs for other governmental activities. Capital improvements are important components of functional plans. Capital facilities and spending on improvements and new facilities are closely linked to availability of funds. Plans that guide specific siting of facilities must be consistent with the comprehensive plan. Functional plans must identify costs and services of needed facilities and distinguish between improvements needed for new growth verses those needed to support existing public health and welfare needs.

King County functional (capital) plans include:

- Strategic Climate Action Plan
- KC Parks and Open Space Plan
- KC Transportation Needs Report
- KC Six-year Transit Plan
- Surface Water Management Plan
- Regional Wastewater Services Plan
- Juvenile Justice Operational Master Plan

Capital improvements are important components of functional plans. Capital facilities and spending on improvements and new facilities are closely linked to availability of funds. Functional plans must identify costs and services of needed facilities and distinguish between improvements needed for new growth verses those needed to support existing public health and welfare needs.

RP-206 Functional plans for facilities and services should:

a. Be consistent with the comprehensive plan and subarea and neighborhood plans;

b. Define required service levels for the Urban Growth Area, Rural Area and Resource Lands;

c. Provide standards for location, design and operation of public facilities and services;

d. Specify adequate, stable and equitable methods of pay for public facilities and services;

e. Be the basis for scheduling needed facilities and services through capital improvement programs; and

f. Plan for maintenance of existing facilities.

Capital Facility Planning

King County and other service providers are required to prepare six-year capital facility plans that describe needs for the six-year facility and propose funding to meet those needs.

F-210 The capital facility plans and capital improvement programs prepared by all other agencies that provide services to unincorporated areas of the county should be consistent with the King County Comprehensive Plan.

F-211 To reduce overall public costs, noise, climate change impacts and disruption to the local area during construction, installation of new or maintenance of existing utility facilities should be timed and coordinated with other projects that utilize public rights-of-way and easements, where possible.

F-212 King County's capital facility plans should identify financing strategies to support its adopted 20-year growth target and land use plan.

F-213 King County's capital improvement program shall demonstrate that projected needs for facilities and services can be met within the Urban Growth Area and can be served in compliance with the concurrency requirements of the Growth Management Act or, if that is not possible, King County shall determine where and when deficits may occur and how needed facilities and services might be phased in and or financed to serve such deficit areas. Alternative phasing and financing strategies must be identified and determined to be infeasible prior to triggering a land use and zoning reassessment under Policy F-223.

F-214 School districts that choose to have the county collect impact fees for them, and water and sewer utilities that provide their services to unincorporated King County, shall prepare capital facility plans consistent with requirements of the Growth Management Act and King County Code.

F-215 Provision of an adequate supply of kindergarten through twelfth grade (K-12) public schools and K-12 public school facilities is essential to avoid overcrowding and to enhance the educational opportunities for our children. King County shall adopt

regulations that are supportive of the permitting of K-12 public schools and K-12 facilities.

It is the goal of King County to work toward a model sustainable community to balance growth with natural resource protection while addressing climate change. Sustainable development seeks to achieve this goal by addressing the impacts of the built environment in which we live and work.

Traditional development practices can contribute significantly to the adverse impacts buildings and associated infrastructure have on our environment. These impacts include heavy consumption of energy and water, large-scale production of wastes, water pollution, degradation of habitats and other ecological resources, and contribution to greenhouse gas emissions. Implementing sustainable development involves incorporating green building practices into our policies through education, incentives and regulations to help reduce these negative impacts.

The elements of green building include: siting the project (to take advantage of existing services, to retain existing landscaping and natural features and to increase building energy performance); requiring energy efficiency (to reduce energy consumption, to increase occupants' comfort and to reduce greenhouse gas emissions); managing building construction and demolition materials efficiently to reduce greenhouse gas emissions and to increase the life-cycle of the building); increasing water efficiency (to reduce water consumption and to reduce wastewater treatment); and implementing universal design to ensure for aging in place and to service diverse occupancy opportunities.

The incorporation of sustainable practices into the design, construction and operation of King County capital improvement projects can reduce greenhouse gas emissions, reduce pollution, reduce the use of natural resources, reduce energy and other operating costs, enhance asset value, optimize performance, promote cultural sustainability by preserving historic resources and create healthier and more appealing environments for the visiting public and for King County employees. The strategic energy management, efficiency and conservation program called for in F-312 will enable King County to monitor the effectiveness of sustainable development practices in improving energy efficiency. The Green Building and Sustainable Development Ordinance 16147, adopted in 2008, requires that county capital projects either apply for Leadership in Energy and Environmental Design (LEED) certification or integrate cost-effective sustainable development practices into infrastructure projects.

The LEED rating system is a nationally recognized system for rating the performance of buildings and to guide project design. The LEED rating system components include sustainable site design; water efficiency; energy and atmosphere; indoor environmental quality; materials and resources; innovation in design and regional priorities. For those projects that are not eligible for LEED certification, the county's Green Building Team, comprised of representatives from the various county department that have capital projects, developed a Sustainable Infrastructure Scorecard and guidelines to help such projects achieve measurable green building goals.

Addressing Service Deficiencies

In the event that needed facilities and services are not available to support either existing development or growth, King County will work with other service providers, such as water, sewer or solid waste purveyors, to address the service deficiency.

F-221 King County shall initiate a subarea planning process with any service provider that declares, through their capital facilities plan, an inability to accommodate projected service needs inside their service area.

F-222 King County and its cities should coordinate planning for health and human service facilities and services. County investments in health and human service facilities should be targeted primarily to the designated Urban Centers and secondarily to other locations in the Urban Growth Area and Rural Towns.

F-223 If a service deficiency is identified in a service provider's existing service area, King County and the applicable service provider shall remedy the deficiency through a joint planning process addressing capital improvement programs and long-term funding strategies. If financing and level of service remedies cannot solve the deficiency, King County shall not allow for expansion of the service provider's service area and shall consider regulations to mitigate the effect of the deficiency.

Financing Strategies

King County, cities, and other service providers will work together to address the financing needs of facilities and services.

F-224 King County shall work with the cities to create a financing partnership for areas of the Urban Growth Area that the cities will annex. This includes determining county/regional and city/municipal facilities and services and then committing to a shared financing strategy to build or provide these infrastructure improvements or services.

F-225 King County should, in cooperation with other jurisdictions, develop funding strategies for governmental infrastructure that take into account economic development goals and consider the costs to, and benefits for, the jurisdictions and the region.

III. Community Profile

Skyway-West Hill (which will be used as the official community name in this document), is also known by the US Census as the "Bryn Mawr-Skyway" census-designated place (CDP). The community is an urban unincorporated 'island' located between the cities of Seattle, Renton, and Tukwila. It is approximately 3.2 square miles in size and composed of the neighborhoods of Bryn Mawr, Campbell Hill, Earlington, Hill Top, Lakeridge, Panorama Hill, Skycrest and Skyway.

The data included in this Community Profile is the best available at this time (2Q 2015). The vast majority of the data in this report comes from the 2010 Census, and the U.S. Census American Community Survey 2009-2013 estimates for the West Hill-Skyway census designated place (CDP) known as the Bryn Mawr-Skyway census designated place.

Each of the forecasts and projections are not set in stone; they are meant to provide an idea of what may and can happen in the future. They are subject to variability and change due to a number of unpredictable factors such as the regional and national economy.

History

According to area historical research, the community's commonly used names "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. The Skyway-West Hill area originally became settled in the 1870's as farmland, pastures, orchards and ranches. However, Skyway-West Hill did not begin to develop into a satellite residential community of Seattle until the 1940's, when local land developers began platting and building modest single-family homes. Development increased at a rapid pace after World War II when an influx of returning soldiers and their families returned to the Seattle area. According to census estimates, approximatley 3,500 housing units were built between 1940 and 1969. That housing stock statistic represents nearly 80% of the community's existing single-family housing stock was built in that early time period. The community's available supply of modest, affordable homes and land, as well as its convenient location to Seattle and Lake Washington, made it a desirable place for the soldiers to settle and return to a residential family life. Fueling the area residential growth was the boom at Boeing during the post-war period which helped increase demand for homes in Skyway given its close proximity to the original Boeing campus.

There was little to no business or economic activity based in Skyway-West Hill until local groceries, service stations, taverns and the like began to open to serve the newly developed residences of the 1940s, 50's and 60's. Also, dirt roads throughout the community began to be paved, but there was no public transportation servicing the area. During the growth boom of the 1940's and 1950's, there were several attempts to annex Skyway as a whole into Seattle, but each attempt was defeated. Over the years, portions of the Skyway - West Hill community have been annexed first into Seattle and later into Renton. Most of the Earlington neighborhood to the southwest of the community was annexed by Renton in 2009. In November 2012, residents voted against annexing the entire community into the City of Renton. For the past 70 years the bulk of the Skyway-West Hill community has remained an urban island of unincorporated land.

Demographics, Housing and Income

<u>Population and Age</u>

According to the U.S. Census Bureau's 2009-2013 American Community Survey (ACS), Bryn Mawr-Skyway's 2013 population was estimated to be 16,323, a growth of 16.5% since 2000 when the population was approximately 14,000. This growth rate is slightly lower than the average growth of the county, which experienced a 17.5% growth rate during this same time period (U.S. Census Bureau, ACS 2013). With an area of 3.2 square miles (2,048 acres), the overall population density of the community is approximately 8 people per acre. As a comparison, the overall population density of the City of Renton is approximately 6 people per acre; and the overall population density of Seattle is 12 people per acre.

Skyway - West Hill has seen continued growth in population since 1990, when there were 10,236 residents. In 2000, there were 13,977 and by 2010 there were 15,645 residents. This is an increase 11.9% from the 2000 census. Residents live in a mix of single and multi-family residences.

Table 1: Regional Population Growth

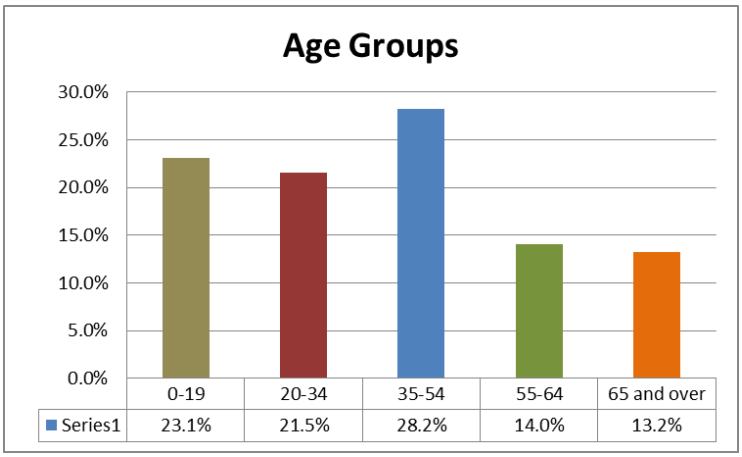
Population Growth in the Region					
	1990	2000	2010	1990-2010 Change	1990 -2010 % Change
Skyway-West Hill	**10,236**	**13,977**	**15,645**	**5409**	**35%**
Renton	41,688	72,742	91,896	50,208	54%
Tukwila	11,874	17,181	19,107	7,233	38%
King County	1,507,319	1,737,034	1,931,249	423,000	21%

Age

As of the Census ACS 2013 estimates, 23.1% (or 3,773 Youth) of the total community population is under 19 years of age, which is close to the state average of 23.5%. A major issue and priority in the community includes re-establishing community youth sports leagues as well as establishing after-school programs and services for youth under a community in schools model to act in-lieu of a stand-alone community center.

The average age of the Skyway-West Hill community is 38.7 years of age. The single largest age group in the community is the 35 to 54 year old group which represents approximately 16% of the population. Out of the total population, 13.2% (or 2,156 people) are 65 years of age or older (U.S. Census Bureau ACS, 2013).

Figure 2: Age Groups



The following table shows a detailed breakdown of all age groups in the community compared with King County as a whole.

Table 2: Age Groups

AGE GROUPS	King County		Skyway-West Hill	
	Estimate	Percent	Estimate	Percent
AGE				
Total population	1,974,567	100%	16,323	100%
Under 5 years	122,423	6.2%	1,197	7.3%
5 to 9 years	116,500	5.9%	944	5.8%
10 to 14 years	110,575	5.6%	956	5.9%
15 to 19 years	116,500	5.9%	676	4.1%
20 to 24 years	132,296	6.7%	1,249	7.7%
25 to 34 years	323,829	16.4%	2,246	13.8%
35 to 44 years	300,134	15.2%	2,052	12.6%
45 to 54 years	290,261	14.7%	2,552	15.6%
55 to 59 years	130,321	6.6%	1,183	7.2%
60 to 64 years	106,627	5.4%	1,112	6.8%
65 to 74 years	122,423	6.2%	1,094	6.7%
75 to 84 years	65,161	3.3%	597	3.7%
85 years and over	33,568	1.7%	465	2.8%
Median age (years)	37.1		38.7	

Race/ Ethnicity/Language

Skyway-West Hill is the only census-designated place in the Seattle metro area to have reported a majority-minority population in the 2000 Census. Since that time, the community has grown even more diverse. As of the 2010 census, the cultural makeup of the Skyway-West Hill area is almost evenly balanced between White, Black or African American, and Asian community members.

Skyway is a minority majority population of which African-American and Asian (predominantly Vietnamese) represent the largest groups. According to the 2013 American Community Survey, it is estimated that Skyway-West Hill is 30% percent African-American, 33% percent white, 30% percent Asian, and 6% Hispanic which is in high contrast compared with the county distribution of 6% A.A., 70% White, 14% Asian and 9% Hispanic, respectively.

Figure 3: Race Ethnicity of Skyway

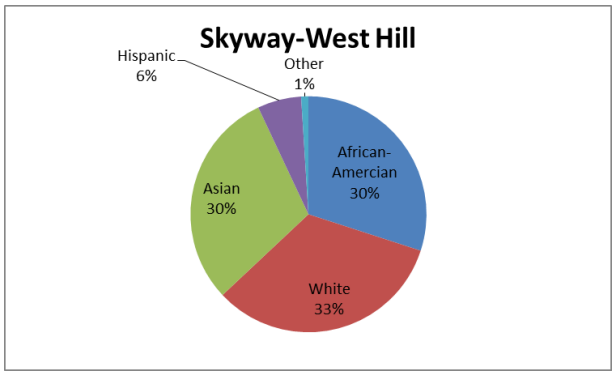
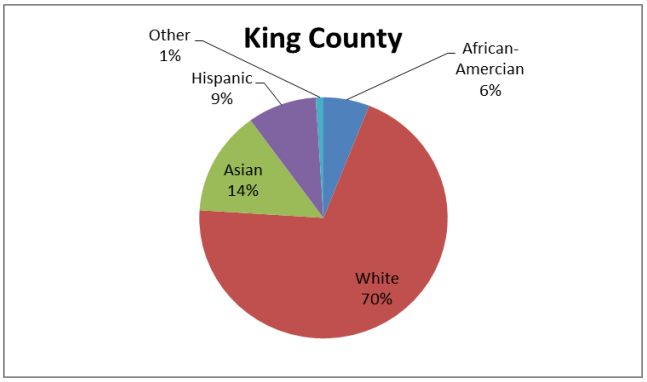


Figure 4: Race/Ethnicity of King County



The following table shows the change in racial/ethnic change in the community between 2000 and 2010. The communities of Renton, Tukwila and King County (as a whole) are shown for comparative purposes.

Table 3: Regional Racial Composition 1990 – 2010 as a Percentage												
	White		Black or African American		American Indian or Alaska Native		Asian or Pacific Islander		Other		Hispanic Origin	
	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010
Skyway-West Hill	42.6	29.60	25.33	31.40	0.81	0.80	22.33	27.50	2.19	2.90	4.54	7.70
Renton	42.66	54.60	10.63	10.60	1.41*	0.80	21.22*	21.20	6.19	6.24	16.35	13.10
Tukwila	58.63	43.90	12.79	17.90	1.3	1.10	12.70	19.00	8.6	1.0	13.56	17.50
King County	75.58	68.65	5.27	6.20	0.91	0.84	11.29	15.36	6.96	8.95	5.48	8.93

The Census data (ACS 2013) indicates that approximately 27% percent of the population is foreign born, much higher than the county average of 20%. Furthermore, 34.5% of the households, or some 5,000 people in the community, speak a language other than English in their homes, which is considerably higher than the 24% King County average. Of the foreign languages spoken at home, Vietnamese is the highest percentage, followed by East African languages, Tagalog and then Spanish. Chinese Mandarin langauge also makes up a significant percentage.

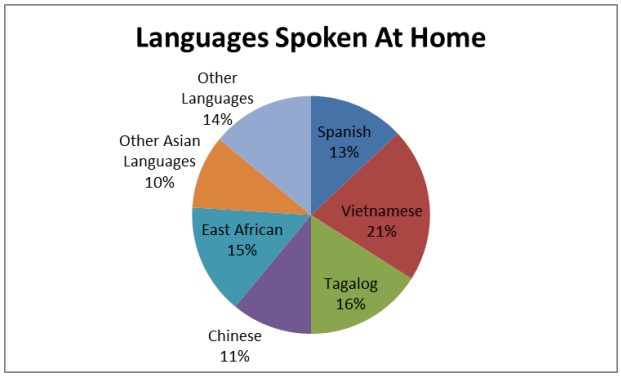


Figure 5: Languages Spoken at Home

Housing

As it was originally developed in the mid-20th Century, Skyway-West Hill continues to be overwhelmingly residential in terms of overall land uses found throughout the community. The community also continues to be predominately single-family dwellings with nearly three quarters of the overall housing stock in this group. As of 2013 estimates, there were 6,884 total housing units within the community; this is an increase of 1,099 units (or 19%) over the year 2000 totals. In the same period, King County housing stock grew by 15%. The extra growth in the ratio of the Skyway-West Hill housing stock since 2000 is likely attributed to the development of several multi-family units within this time period which significantly boosted the overall housing stock.

The table below compares “occupied vs. vacant housing units” and “owner-occupied vs. renter housing units” in Skyway-West Hill. King County estimates are included to show how the community compares with the County as a whole. The data show that there is little to no difference between Skyway-West Hill and King County which indicate the community has a relatively healthy homeownership rate.

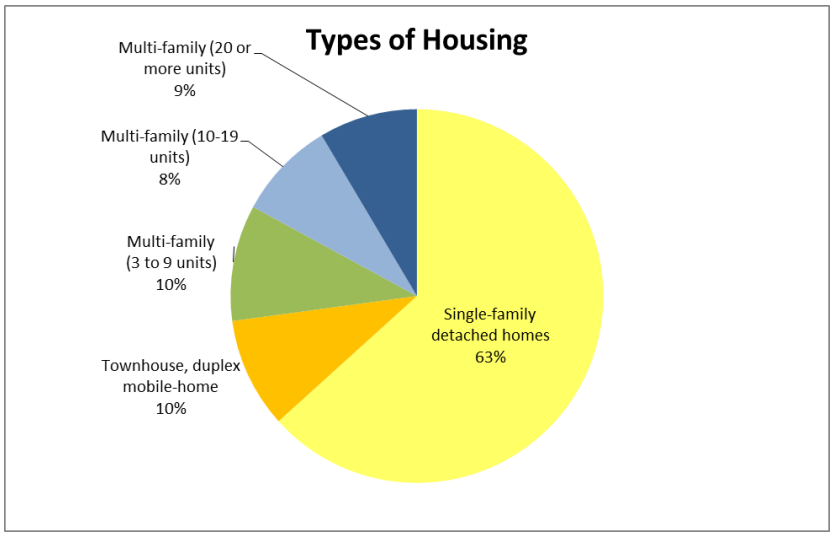
Table 4: Housing Occupancy and Tenure

HOUSING OCCUPANCY AND TENURE (own vs. rent)	King County	Skyway-West Hill	
	Percent	Estimate	Percent
Total housing units	851,180	6,884	6,884
Occupied housing units	93.7%	6,351	92.3%
Vacant housing units	6.3%	533	7.7%
Owner-occupied	58.2%	3,735	58.8%
Renter Occupied	41.8%	2,616	41.2%

Types of Housing

There are 6,884 total housing units in the Skyway-West Hill community; the majority of these homes are single-family type residential homes at 72.5% as shown in the table below. Multi-family housing that is considered higher-density represents only 17% of the community's housing stock. The vast majority of these multi-family units were built in the last 2 -3 decades to offer more affordable housing options for single or two person households, households with limited income, and those preferring to be in shorter-term rental or transitional housing. As compared with King County as a whole, the Skyway-West Hill has a significantly larger proportion of its housing stock as a single-family detached type residence.

Figure 6: Types of Housing



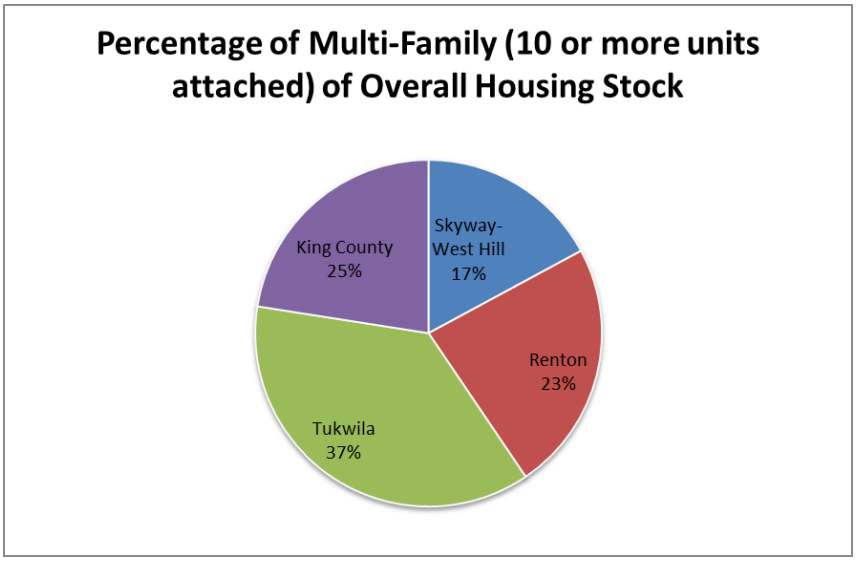
The following table compares the percentage of housing units by type in the communities of Skyway-West-Hill, Renton, Tukwila and King County. The Skyway-West Hill community has the largest percentage of its housing stock as single-family detached among the communities compared.

Table 5: Housing Units in Structure								
	Skyway-West Hill		Renton		Tukwila		King County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total housing units	6884	100	38,654	100	7836	100	851,180	100
1-unit, detached	4274	62.7	19,797	51.22	3175	40.52	472,769	55.54
1-unit, attached	223	3.27	1,740	4.5	153	1.95	35,118	4.13
2 units	162	2.38	776	2.01	138	1.76	17,772	2.09
3 or 4 units	304	4.46	2,054	5.31	454	5.79	37,733	4.43
5-9 units	396	5.81	3,312	8.57	494	6.30	56,555	6.64
10 or more	1290	18.92	9,868	25.53	3181	40.59	212,896	25.01
Mobile home, boat, rv, van, etc	168	2.46	1,107	2.86	241	3.08	18,337	2.15

*Based on 2008-2012 data
http://www.usa.com/bryn-mawr-skyway-wa-housing.htm#Units-in-Structure
http://www.usa.com/renton-wa-housing.htm#Units-in-Structure
http://www.usa.com/tukwila-wa-housing.htm#Units-in-Structure
http://www.usa.com/king-county-wa-housing.htm#Units-in-Structure

The following graph shows the ratio of multi-family units (10 or more attached) as percentage of the overall housing stock in the communities of Skyway-West-Hill, Renton, Tukwila and King County. The Skyway-West Hill community has the smallest percentage of multi-family units.

Figure 7: Percentage of Multi-family of Overall Housing Stock



Housing Age

The bulk of single-family detached home-building in Skyway-West Hill was between 1940 and 1970. As demand for residential land in proximity to Seattle has increased since the 80's, and with the Growth Management Act of the early 90's guiding new development and redevelopment into existing urban areas and stressing maintaining affordability, the housing stock in Skyway-West Hill has started to include more variety in housing types such as townhomes and duplexes, and more density in housing development with multifamily housing. The majority of the existing multi-family that has been developed in the community dates to the mid 90's to present serve the growing population of the 90's and 2000's and into today. Such

development trends are expected to continue on vacant or redevelopable scattered sites within the community and within the allowable zoning classification.

Figure 8: Decade Built of Housing Stock

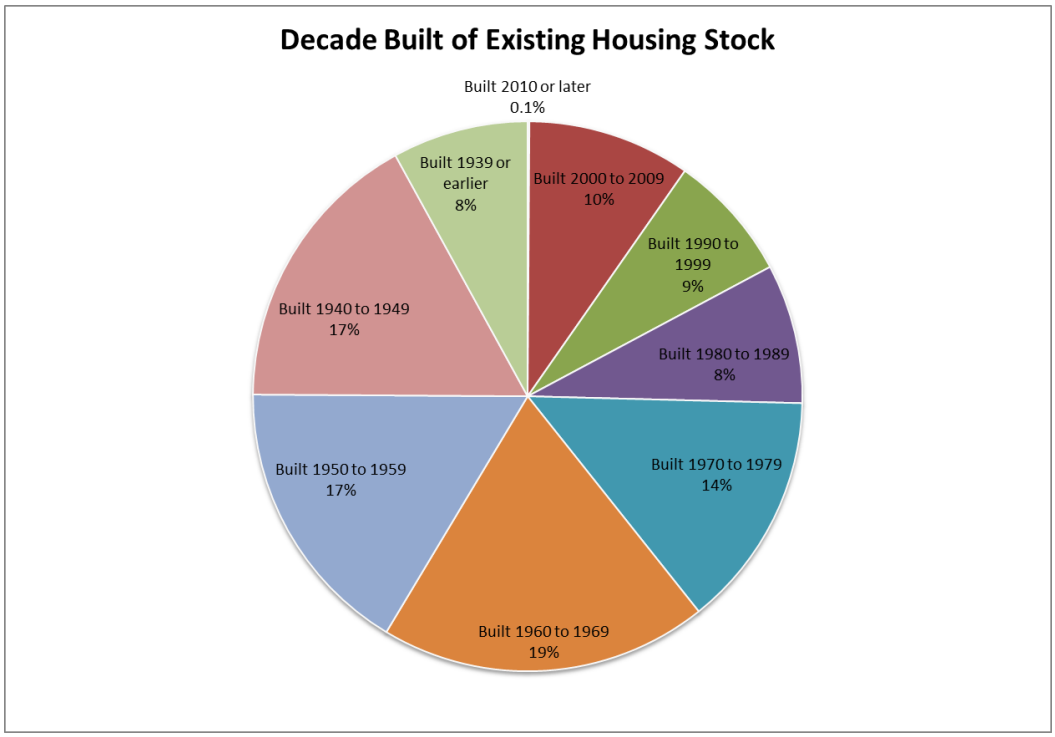


Table 6: Decade Housing Built	King County		Skyway-West Hill	
	Estimate	Percent	Estimate	Percent
Total housing units	856,720	100%	6,884	100%
Built 2010 or later	7,351	0.9%	9	0.1%
Built 2000 to 2009	126,454	14.8%	659	9.6%
Built 1990 to 1999	116,994	13.7%	515	7.5%
Built 1980 to 1989	132,032	15.4%	564	8.2%
Built 1970 to 1979	127,103	14.8%	958	13.9%
Built 1960 to 1969	107,707	12.6%	1,327	19.3%
Built 1950 to 1959	79,851	9.3%	1,133	16.5%
Built 1940 to 1949	49,323	5.8%	1,165	16.9%
Built 1939 or earlier	109,905	12.8%	554	8.0%

Housing Value and Housing Affordability

The median home value in Skyway-West Hill is $281,500 compared to the King County median home value of $377,300. Nearly 65% of the homes in the community are estimated to be valued between $200,000 and $500,000.

Table 7: Home Value	King County		Skyway-West Hill	
	Estimate of # of Units	Percent	Estimate of # of Units	Percent
Owner-occupied units	466,964	100%	3,735	100%
Less than $50,000	13,197	2.8%	162	4.3%
$50,000 to $99,999	5,488	1.2%	132	3.5%
$100,000 to $149,999	12,679	2.7%	211	5.6%
$150,000 to $199,999	28,187	6.0%	447	12.0%
$200,000 to $299,999	96,355	20.6%	1,099	29.4%
$300,000 to $499,999	174,138	37.3%	1,318	35.3%
$500,000 to $999,999	114,401	24.5%	280	7.5%
$1,000,000 or more	22,519	4.8%	86	2.3%
Median (dollars)	$377,300		$281,500	

Although the data show home values are lower in the Skyway-West Hill community as compared to the rest of the County in general, whether housing is truly affordable for many residents is related to their income and how much of their income must be spent on housing alone.

What is Affordable Housing?

"Affordable Housing" is housing that has a monthly mortgage which is 30 percent or less of a household's monthly income. This is a general term that may include housing affordable to a wide range of income levels which are determined as a percentage of the Area Median Income (AMI). There are some differences in how this is calculated for rental housing and ownership housing.

a. *Affordable Rental Housing* means a housing unit for which the monthly rent including basic utilities amount to 30 percent or less of a household's monthly income, and which matches or exceeds the size designated for the number of persons in the household.

b. *Affordable Ownership Housing* means a housing unit for which the monthly mortgage payment (principal and interest) and other costs, including property taxes and if applicable, homeowners dues or insurance, amount to no more than 30 percent of the household income, and which matches or exceeds the size designated for the number of persons in the household.

Area Median Income (AMI) or "Median income" means annual household income for the Seattle-Bellevue, WA Metro Area as published on approximately an annual basis by the U.S. Department of Housing and Urban Development (HUD).

The "Area Median Family (4 person household) Income" for 2014 in King County is $88,300

Very low-income households are 4-person households earning 30 percent AMI or less for their household size (or $26,490 for a one wage family).

Low-income households are 4-person households earning 31 percent to 50 percent AMI for their household size (or $27, 373 - $44,150 for a one wage family).

Moderate-income households are 4-person households earning 51 percent to 80 percent AMI for their household size (or $45,033 - $70,640 for a one wage family).

Table 8: HUD Calculation of Housing Affordabilty Payments by Income and Household Size

2014 King County Median Income Levels by Household Size							
Percent of Median Income	**One Person Household**	**Two Person Household**	**Average Household (2.4 Persons)***	**Three Person Household**	**Four Person Household**	**Five Person Household**	**Six Person Household**
30%	$ 18,550	$ 21,200	**$ 22,260**	$ 23,850	$ 26,450	$ 28,600	$ 32,800
Affordable Hsg Payment* **	$ 356	$ 406	$ 427	$ 457	$ 507	$ 548	$ 629
Affordable Rent	$ 464	$ 530	$ 557	$ 596	$ 661	$ 715	$ 820
Affordable House Price* **	$78,000	$89,100	$93,600	$100,200	$111,200	$120,200	$137,900
40%	$ 24,720	$ 28,240	**$ 29,648**	$ 31,760	$ 35,280	$ 38,120	$ 40,960
Affordable Hsg Payment	$ 474	$ 541	$ 568	$ 609	$ 676	$ 731	$ 785
Affordable Rent	$ 618	$ 706	$ 741	$ 794	$ 882	$ 953	$ 1,024
Affordable House Price	$103,900	$118,700	$124,600	$133,500	$148,300	$160,200	$172,200
50%	$ 30,900	$ 35,300	**$ 37,060**	$ 39,700	$ 44,100	$ 47,650	$ 51,200
Affordable Hsg Payment	$ 592	$ 677	$ 710	$ 761	$ 845	$ 913	$ 981
Affordable Rent	$ 773	$ 883	$ 927	$ 993	$ 1,103	$ 1,191	$ 1,280
Affordable House Price	$129,900	$148,400	$155,800	$166,900	$185,400	$200,300	$215,200
60%	$ 37,080	$ 42,360	**$ 44,472**	$ 47,640	$ 52,920	$ 57,180	$ 61,440
Affordable Hsg Payment	$ 711	$ 812	$ 852	$ 913	$ 1,014	$ 1,096	$ 1,178
Affordable Rent	$ 927	$ 1,059	$ 1,112	$ 1,191	$ 1,323	$ 1,430	$ 1,536
Affordable House Price	$155,800	$178,000	$186,900	$200,200	$222,400	$240,300	$258,200
70%	$ 432,260	$ 49,420	**$ 51,884**	$ 55,580	$ 61,740	$ 66,710	$ 71,680
Affordable Hsg Payment	$ 8,285	$ 947	$ 994	$ 1,065	$ 1,183	$ 1,279	$ 1,374
Affordable Rent	$ 10,807	$ 1,236	$ 1,297	$ 1,390	$ 1,544	$ 1,668	$ 1,792
Affordable House Price	$1,816,800	$207,700	$218,100	$233,600	$259,500	$280,400	$301,300
80% (capped)**	$ 44,750	$ 51,150	**$ 56,250**	$ 63,900	$ 63,900	$ 69,050	$ 74,150
Affordable Hsg Payment	$ 858	$ 980	$ 1,078	$ 1,225	$ 1,225	$ 1,323	$ 1,421
Affordable Rent	$ 1,119	$ 1,279	$ 1,406	$ 1,598	$ 1,598	$ 1,726	$ 1,854
Affordable House Price	$188,100	$215,000	$236,400	$268,600	$268,600	$290,200	$311,700
80% (not capped)	$ 49,440	$ 56,480	**$ 59,296**	$ 63,520	$ 70,560	$ 76,240	$ 81,920
Affordable Hsg Payment	$ 948	$ 1,083	$ 1,137	$ 1,217	$ 1,352	$ 1,461	$ 1,570
Affordable Rent	$ 1,236	$ 1,412	$ 1,482	$ 1,588	$ 1,764	$ 1,906	$ 2,048
Affordable House Price	$207,800	$237,400	$249,200	$267,000	$296,600	$320,400	$344,300
90%	$ 55,620	$ 63,540	$ 66,708	$ 71,460	$ 79,380	$ 85,770	$ 92,160
Affordable Hsg Payment	$ 1,066	$ 1,218	$ 1,279	$ 1,370	$ 1,521	$ 1,644	$ 1,766
Affordable Rent	$ 1,391	$ 1,589	$ 1,668	$ 1,787	$ 1,985	$ 2,144	$ 2,304
Affordable House Price	$233,800	$267,100	$280,400	$300,400	$333,600	$360,500	$387,400
100%	$ 61,800	$ 70,600	**$ 74,120**	$ 79,400	$ 88,200	$ 95,300	$ 102,400
Affordable Hsg Payment	$ 1,185	$ 1,353	$ 1,421	$ 1,522	$ 1,691	$ 1,827	$ 1,963
Affordable Rent	$ 1,545	$ 1,765	$ 1,853	$ 1,985	$ 2,205	$ 2,383	$ 2,560
Affordable House Price	$259,700	$296,700	$311,500	**$333,700**	$370,700	$400,600	$430,400
115%	$ 71,070	$ 81,190	**$ 85,238**	$ 91,310	$ 101,430	$ 109,595	$ 117,760
Affordable Hsg Payment	$ 1,362	$ 1,556	$ 1,634	$ 1,750	$ 1,944	$ 2,101	$ 2,257
Affordable Rent	$ 1,777	$ 2,030	$ 2,131	$ 2,283	$ 2,536	$ 2,740	$ 2,944
Affordable House Price	$298,700	$341,200	$358,300	$383,800	$426,300	$460,600	$495,000
120%	$ 74,160	$ 84,720	**$ 88,944**	$ 95,280	$ 105,840	$ 114,360	$ 122,880
Affordable Hsg Payment	$ 1,421	$ 1,624	$ 1,705	$ 1,826	$ 2,029	$ 2,192	$ 2,355
Affordable Rent	$ 1,854	$ 2,118	$ 2,224	$ 2,382	$ 2,646	$ 2,859	$ 3,072
Affordable House Price	$311,700	$356,100	$373,800	$400,500	$444,900	$480,700	$516,500

*Since the average KC household is about 2.4 persons, this column approximates the median for all households in the County.

**HUD caps the 80% category at the national level, so it represents less than 80% of median income in the King County area. Many federal programs use this capped 80% level.

***Affordable housing costs are based on 30% of monthly income. An affordable housing payment (principle and interest only) is calculated at 23% of monthly income. Taxes, utilities and/or condo or homeowner fees are estimated to account for an additional 7%, but could be as much as 10%. Affordable rent is calculated at 30% of

Implications of Slow Household Income Growth and Rising Housing Costs (2012 Housing Study)

A 2012 Housing Study by the King County Department of Community and Human Services finds that as incomes barely hold steady in a recessive economy, many King County households are not able to keep pace with housing costs, especially those households that earn 40 percent of area median income or less. The study states that there is an insufficient quantity of housing (either rental or ownership) that is affordable to the lower income groups.

The study found that whatever one's household income, living in an area of the County with lower incomes and higher poverty rates can limit a household's opportunity to thrive and raises questions of equity of services. There is often pressure on schools, social, and governmental services in low-income areas, and less access to well-paying jobs or to frequent public transportation service.

"The growing disparity between upper income households and lower income households poses particular challenges for the housing market. In the past (particularly prior to the housing crisis) the trend has been for private, for-profit developers to build housing to meet the demand of the 42 percent of higher income households. They may be less motivated to meet the housing needs of the moderate to middle income home-buyer (just 18 percent of the population), to build entry level ownership units for the 16 percent of low-moderate income households, or to navigate the public incentives and funding channels to help meet the critical needs of the 24 percent of low and very low income (mostly renter) households. Efforts to provide public assistance to create sufficient affordable housing at the lower income levels, has placed an increasing burden on very limited resources" (2012 Housing Study, KC DCHS).

"The growing number of senior households, the majority of whom currently have incomes less than 80 percent of AMI, poses a particularly daunting challenge. If the distribution of household income for seniors remains roughly the same, there is likely to be a severe shortage of affordable rental housing for that group. Efforts to support seniors remaining in their own homes, such as offering assistance with property tax, maintenance and utility taxes, and designing homes and neighborhoods for "aging in place," could help take some of the pressure off the rental housing market. Nevertheless, many seniors will continue to need affordable rental units, and in many cases they will need convenient access to health and social services and grocery stores" (2012 Housing Study, KC DCHS).

The Study states that with unemployment remaining high, it is difficult to predict the direction of the housing or rental markets. In the near term, however, past experience shows that a recovering economy is generally followed by a lowered vacancy rate and higher rents and home prices.

"Since the economy in King County is still relatively strong compared to some parts of the country, there is unlikely to be significant out-migration to other regions, and King County is likely to continue to experience growth in foreign-born immigrants, especially those with technical job skills. As employment recovers, housing for a culturally and economically diverse work-force will continue to put pressure on scarce housing resources. Building or rehabilitating sufficient housing with easy access to public transportation and/or close to job centers will help prevent greater pressure on an already over-burdened road system and help reduce the negative environmental impacts of more cars on the road" (2012 Housing Study, KC DCHS).

Affordable Housing in Skyway-West Hill

One-hundred and sixty units of affordable housing at four different properties are located in Skyway-West Hill. These units are rented at lower rates than regular market rate units. Only 53 units (at two of the properties) require income restrictions for tenants. This means that higher income households can access 66 percent of housing units that are otherwise available to low-income households. One highlight of the affordable housing stock in Skyway-West Hill is that all projects are located relatively close to transportation.

Table 9: Affordable Housing in Skyway-West Hill

Property	Address	# of Units	Population Served	Subsidy Type	Transportation Access
Arbor Woods	6230 S. 129th St.	35	27 units for households below 50% AMI; 8 units not income restricted	Tax credit	Public transit within one block
Aspen Ridge	12601 68th Ave S.	87	Any household	Low rent	On bus route
Campbell Gardens	6237 S. 129th	12	Elderly or disabled households	Low rent	Public transit within one block
Crestwood Place	10500 51st Ave. S.	26	26 units for households below 80% AMI	Low rent	On bus route
Creston Point	13445 Martin Luther King Jr Way S.	476	60% AMI	Tax credit	On bus route
Park Hill	6900 S 125th St	104	Any household that qualifies	Tax credit	Limited
Green Tree	6900 S 125th St	208	Any household that qualifies	Tax credit	Limited

Source: www.aptfinder.org, KCHA

The King County Housing Authority also provides Section 8 vouchers for low-income residents of King County, including the Skyway-West Hill community. Vouchers are made available for tenants with incomes below 50 percent of AMI. There are no vouchers specifically set aside for units or households in Skyway-West Hill, but voucher holders may choose to live there with a voucher if they wish. Section 8 vouchers are currently in use in the Creston Point complex on Martin Luther King Way.

Housing with a Mortgage (Home Ownership)

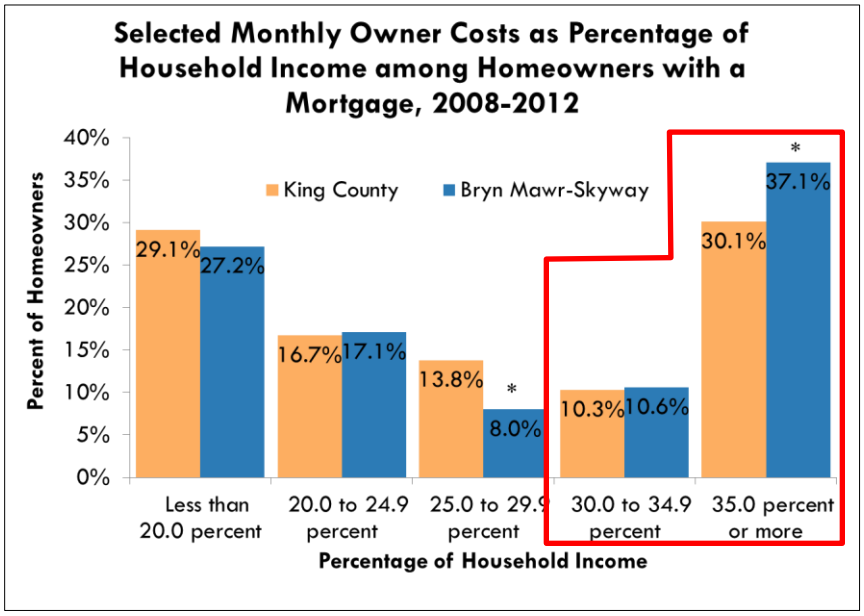
The table below shows that from the total number of homes owned in the community (3,735), approximately 73% (or 2,712) has a monthly mortgage payment due. The median ("middle range") mortgage payment in the community is in the $1,800 range.

Table 10: Households with a Mortgage and Mortgage Costs

Households with a Mortgage and Mortgage Costs	King County		Skyway-West Hill	
	Estimate of # of Units	Percent	Estimate of # of Units	Percent
MORTGAGE STATUS				
Owner-occupied units	466,964	466,964	3,735	3,735
Housing units with a mortgage	354,217	75.9%	**2,712**	**72.6%**
Housing units without a mortgage	112,747	24.1%	1,023	27.4%
MONTHLY OWNER COSTS				
Housing units with a mortgage	354,217	354,217	2,712	2,712
Less than $300	390	0.1%	14	0.5%
$300 to $499	1,131	0.3%	45	1.7%
$500 to $699	3,970	1.1%	49	1.8%
$700 to $999	11,312	3.2%	238	8.8%
$1,000 to $1,499	45,158	12.7%	430	15.9%
$1,500 to $1,999	75,905	21.4%	923	34.0%
$2,000 or more	216,351	61.1%	1,013	37.4%
Median (dollars)	**$2,254**		**$1,837**	

The following graphic shows the level of "housing affordability" for households in Skyway-West Hill. In the graphic, those homeowners who have a 30 or higher percentage (outlined in red) of their income going to mortgage payments are considered to be living in unaffordable housing and therefore may struggle meeting other basic needs for quality of life, health, education, food, etc. The graph shows that 47.7% of the households with a mortgage in the community are technically living in housing that is unaffordable based on their income.

Figure 9: Percentage of Household Income (2008-2012)



Housing with a Rent (Home Rental)

The table below shows that from the total number of housing units in the community (6,885), 2,616 or 41.2% of those homes\apartments are rented. The median rental payment in the community is in the $1,000 range. The "GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME" portion of the table below shows that 54.4% of rental households in the community are considered to be not affordable based on their income. The rate of 54.4% in the Skyway-West Hill community is significantly higher than the county average of 47.9%

Table 11: Households with a Rent

Households with a Rent	King County		Skyway	
	Estimate of # of Units	Percent	Estimate of # of Units	Percent
GROSS RENT				
Occupied units paying rent	326,766	326,766	2,485	2,4
Less than $200	4,287	1.3%	0	0.0%
$200 to $299	7,766	2.4%	40	1.6%
$300 to $499	10,085	3.1%	110	4.4%
$500 to $749	28,770	8.8%	315	12.7
$750 to $999	75,785	23.2%	635	25.6
$1,000 to $1,499	116,752	35.7%	963	38.8
$1,500 or more	83,321	25.5%	422	17.0
Median (dollars)	**$1,131**		**$1,059**	
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME				
Occupied units paying rent	320,806	320,806	2,485	2,485
Less than 15.0 percent	37,104	11.6%	271	10.9%
15.0 to 19.9 percent	44,383	13.8%	410	16.5%
20.0 to 24.9 percent	45,083	14.1%	322	13.0%
25.0 to 29.9 percent	40,699	12.7%	128	5.2%
30.0 to 34.9 percent	**29,750**	**9.3%**	**170**	**6.8%**
35.0 percent or more	**123,787**	**38.6%**	**1,184**	**47.6%**

47.9%

54.4%

Community Residential Development in the Future

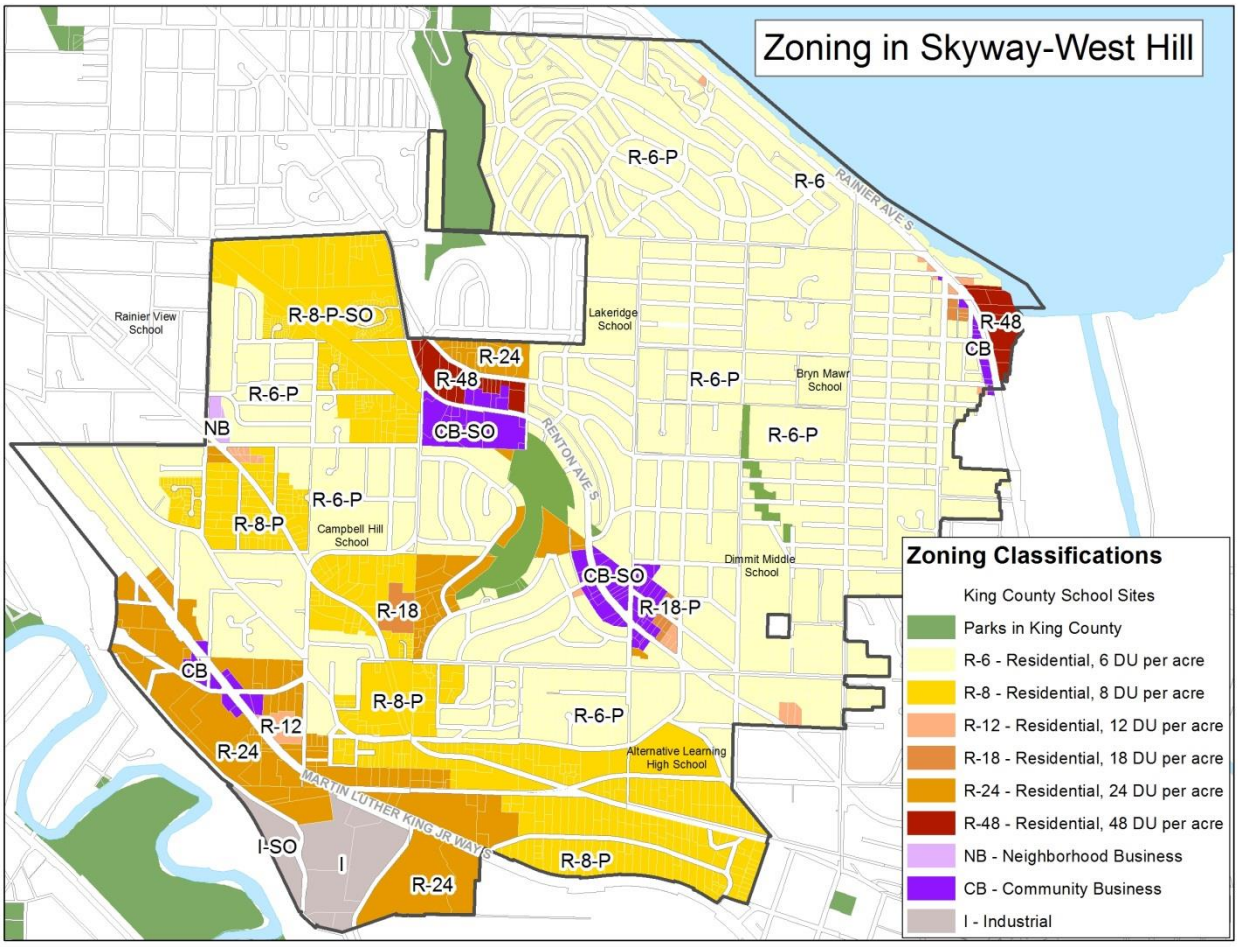
As part of the King County Comprehensive Plan land use policies and local zoning ordinances, an overall goal of 7 to 8 units per acre for new residential development has been established in urban areas such as Skyway-West Hill. The community is predominantly zoned R-6 and R-8 which allow six single family homes per acre and eight single family homes per acre respectively. The Bryn Mawr, Lakeridge and Skyway areas, for example, are mostly developed at 6 to 8 homes per acre. Densities from 1 to 6 homes per acre are located in the Campbell Hill and Earlington areas. Multifamily development at Skyway and along Martin Luther King Junior Way averages 24 units per acre bringing the average density for the planning area to approximately 6 or 7 units per acre.

All of the Residential Zones of R-6 and R-8, and some R-18 in the community have a designated P-suffix condition placed on the underlying zoning standards. The purpose of the property-specific development

standards designation (-P suffix to zone's map symbol) is to indicate that conditions beyond the minimum requirements of this title have been applied to development on the property, including but not limited to increased development standards, limits on permitted uses or special conditions of approval. Specifically in the community P-suffix condition WH-P04 applies and implements policies WH #2, #10, #31 and #39 of the 1994 Community Plan. These conditions apply to new subdivisions or large redevelopments and primarily focus on facilitating transit access needs. The P-suffix conditions are as follows:

a. *Homes shall orient to common areas such as playgrounds and/or open space area.*
b. *All waste receptacles and utility pads shall be screened from view.*
c. *The site plan shall facilitate homeowner access to transit.*
d. *Transit and ridesharing information and a free one-month, one or two zone transit pass shall be provided to all new homeowners at the time of occupancy.*
e. *In formal subdivisions generating 30 or more peak hour, peak direction trips, the following transit-related facilities shall be provided, if deemed appropriate by the transit provider, Metro, and by King County Department of Transportation.*
    1. *Bus stop loading pad*
    2. *Bus stop shelter footing*
    3. *Bus pullout, if required for layover of safety reasons*
f. *Access directly to Renton Avenue South shall be limited.*

Figure 10: Zoning in Skyway-West Hill as of 2015



To implement the KCCP urban density goals, this plan encourages a mix of single and multifamily residential opportunities in appropriately zoned areas with adequate infrastructure capacity. The standards for siting new residential development and a range of densities will be based on:

- Availability of infill and re-development opportunities (vacant or deteriorated land/structures);
- Compatibility with adjacent land use (will the new development unduly disrupt existing neighborhood development character),
- Availability of adequate infrastructure (Are there roads and water/sewer available to serve the new growth); and
- Accessibility to community facilities and services.

MORE INFO ON EXISTING AND FUTURE LAND USE IN THE COMMUNITY

- For information on the existing land uses (including vacant land) in Skyway-West Hill as of 2014, see the *Existing Land Uses Map* as of 2014 in the Appendix.

- For information on the King County Comprehensive Plan (2012) future land use designations for the Skyway-West Hill Community, see the *King County Comprehensive Plan Land Use Designations Map* in the Appendix.

Income, Occupation and Education

Income

The average annual household income for the Skyway-West Hill community in 2013 was estimated to be $71,860. The term "Household income" includes the income of the householder and all other individuals 15 years old and over in the household. The average household income for the community is 25% lower than the income estimate for King County as a whole. Even with a significantly lower household income estimate than the county, the income amount of $71,860 is not believed to be representative of a significant population of the community since there are portions of Skyway-West Hill which contain much higher income households and may skew the overall average upward. The median household income for the community is estimated to be $57,000 and would seem much more accurate for representing the broad community. However, 44% of the households earn under $50,000 and therefore most likely puts them in a situation where they are unable to technically afford their housing costs.

Table 12: Worker Income	**King County**		**Skyway-West Hill**	
	Estimate of # of Households	**Percent**	**Estimate of # of Households**	**Percent**
INCOME AND BENEFITS (IN 2013 INFLATION- ADJUSTED DOLLARS)				
Total households	802,606	100%	6,351	100%
Less than $10,000	45,749	5.7%	272	4.3%
$10,000 to $14,999	26,486	3.3%	324	5.1%
$15,000 to $24,999	57,788	7.2%	678	10.7%
$25,000 to $34,999	60,998	7.6%	714	11.2%
$35,000 to $49,999	92,300	11.5	790	12.4%
$50,000 to $74,999	133,233	16.6	1,126	**17.7%**
$75,000 to $99,999	105,141	13.1	806	**12.7%**
$100,000 to $149,999	141,259	17.6	1,138	**17.9%**
$150,000 to $199,999	66,616	8.3%	268	4.2%
$200,000 or more	73,037	9.1%	235	3.7%
Median** (middle range) household	$71,811		$56,984	
Mean (average) household income	$96,523		$71,860*	

**Within the Skyway-West Hill community there is a dichotomy between two census tracts that make-up that census designated place. One of the tracts includes "wealthier" households facing Lake Washington that are believed to skew the mean income levels higher for the community as a whole. The other census tract faces Interstate 5 and includes the vast majority of dense and multi-family housing which typically has a much lower household income.*

***Median Income – The median divides the income distribution into two equal parts: one-half of the cases falling below the median income and one-half above the median.*

The following table depicts the disparity of household income (all wage earners in home) among the different racial and ethnic groups in the Skyway-West Hill community.

Table 13: Median Household Income by Races

	Skyway-West Hill	Washington	U.S.
White	$69,000	$61,015	$56,203
Black	$41,510	$41,087	$35,564
Hispanic	$51,250	$42,295	$41,994
Asian	$73,000	$70,148	$71,709
One Race, Other	$33,929	$38,854	$40,405
Two or More Races	$44,265	$51,430	$46,787

*Based on 2008-2012 data.

Source: http://www.usa.com/bryn-mawr-skyway-wa-income-and-careers.htm#Household-Income

The following table compares the detailed Skyway-West Hill income levels with the surrounding communities of Renton and Tukwila, as well as King County as a whole.

Table 14: Household Income (2008-2012)

	Percent of households in:				
	Skyway-West Hill	Renton	Tukwila	Seattle	King County
<$10,000	5.27	4.39	9.1	7.72	5.51
$10,001-$20,000	9.44	7.61	7.92	8.07	6.87
$20,001-$30,000	10.33	7.95	11.29	8.16	7.41
$30,001-$40,000	12.36	9.09	13.09	8.09	7.63
$40,001-$50,000	7.80	8.88	12.81	8.16	7.86
$50,001-$75,000	16.17	9.53	21.33	17.05	17.10
$75,001-$100,000	14.13	16.73	10.44	12.24	13.32
$100,001-$150,000	16.20	16.37	9.05	15.4	17.63
$150,001-$200,000	4.63	6.02	2.98	6.82	7.92
>$200,000	3.68	3.44	1.99	8.29	8.76
Median Income	55,335	64,482	47,054	63,470	71,175
Mean Income	70,462	76,738	57,860	89,319	95,291

Source:

http://www.usa.com/bryn-mawr-skyway-wa-income-and-careers--historical-family-income-data.htm

http://www.usa.com/king-county-wa-income-and-careers.htm#Household-Income

http://www.usa.com/renton-wa-income-and-careers--historical-household-income-data.htm

http://www.usa.com/tukwila-wa-income-and-careers--historical-family-income-data.htm

http://www.usa.com/seattle-wa-income-and-careers.htm#Household-Income

The table below compares the Skyway-West Hill poverty levels with the surrounding communities of Renton and Tukwila, as well as King County as a whole.

Table 15: Regional Poverty Level*

	Population in poverty		Families in poverty	
	Number	Percent	Number	Percent
Bryn Mawr Skyway	2227	13.59	410	10.47
Renton	10,828	11.94	1644	7.69
Tukwila	4748	25.02	936	21.61
King County	207,946	10.88	31,529	6.76

*Based on 2008-2012 data.
http://www.usa.com/bryn-mawr-skyway-wa-income-and-careers.htm#Household-Income

The following table shows the fluctuating poverty level for the population and for families in the Skyway-West Hill community since 2000. The table shows the population in poverty level rose 77% from its 2000 level. The families in poverty rose 63% from its 2000 level. As a comparison, the state poverty level for those two indicators only rose 22% for the population and 19% for families.

Table 16: Fluctuating Poverty levels (2000-2012)

Year 2012

	Skyway-West Hill	%	Washington
Population in Poverty	2,227	13.59%,	12.93%
Family in Poverty	410	10.47%,	8.71%

Year 2010

	Skyway-West Hill	%	Washington
Population in Poverty	1,979	13.84%,	12.13%
Family in Poverty	459	12.65%,	8.19%

Year 2006

	Skyway-West Hill	%	Washington
Population in Poverty	1,441	10.15%,	11.83%
Family in Poverty	344	9.48%,	7.91%

US Census 2000 data

	Skyway-West Hill	%	Washington
Population in Poverty	1,073	7.67%,	10.62%
Family in Poverty	237	6.41%,	7.33%

Source: U.S. Census American Community Survey. According to the U.S. Census, if the date is a range, you can interpret the data as an average of the period of time. http://www.usa.com/bryn-mawr-skyway-wa-income-and-careers--historical-poverty-level-data.htm

Occupation

The workforce in Skyway-West Hill is as diverse as its population. The "Educational services, health care and social assistance" sector is the single largest employer for community residents representing 19% of the workforce. The Manufacturing sector (Boeing, Kent Valley Industrial Area, etc.) and the Retail Trade are the second and third highest occupations for community residents.

Figure 11: Occupations

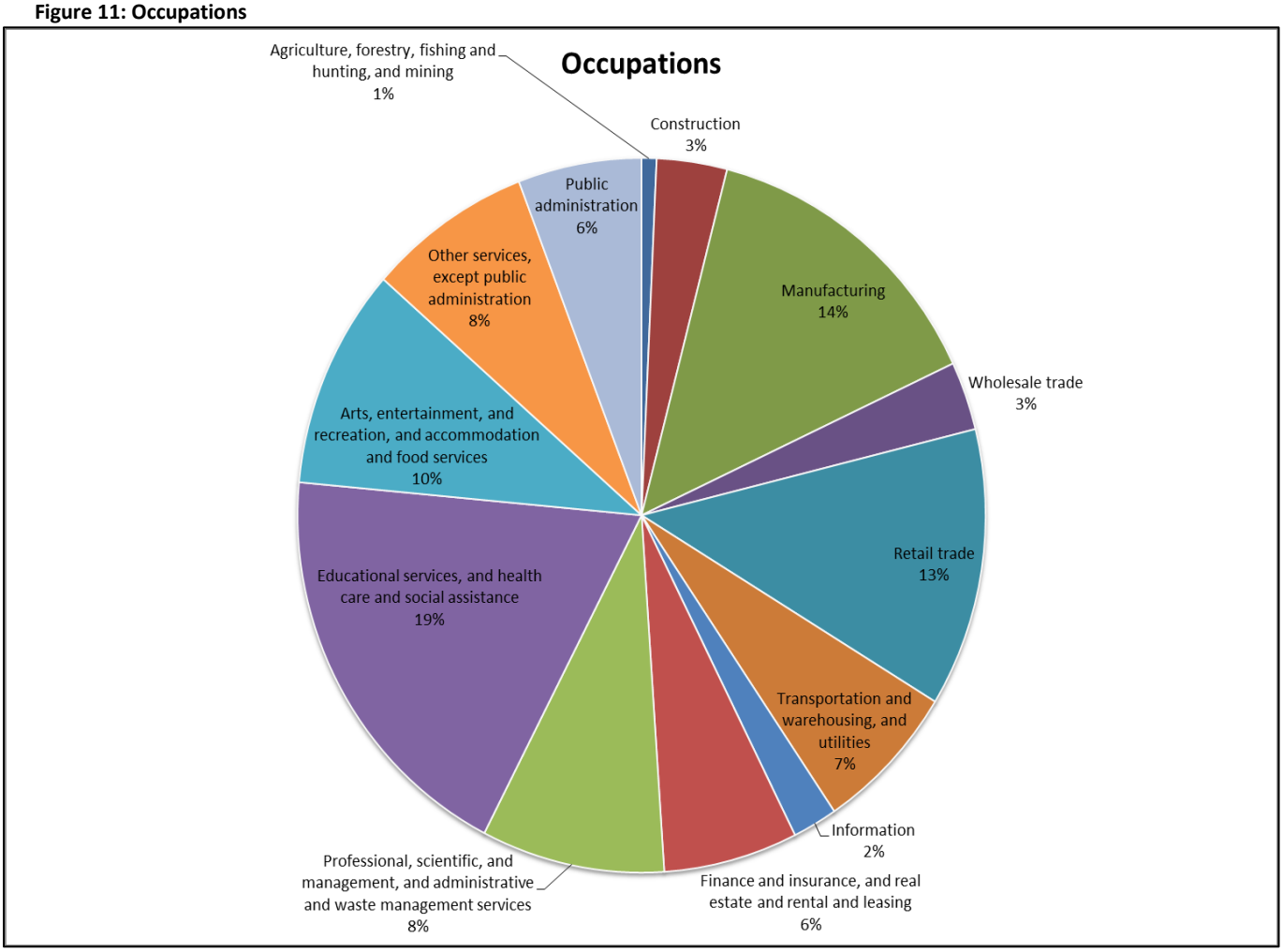


Table 17: Occupation of Skyway-West Hill Residents in the Workforce	King County		Skyway-West Hill	
	Estimate of # of Workers	Percent		Estimate of # of Workers
INDUSTRY				
Civilian employed population 16 years and over	1,030,515	1,030,515	8,071	8,071
Agriculture, forestry, fishing and hunting, and mining		0.6%	57	0.7%
Construction		4.8%	268	3.3%
Manufacturing		11.0%	1,131	14.0%
Wholesale trade		3.0%	252	3.1%
Retail trade		11.0%	1,017	12.6%
Transportation and warehousing, and utilities		4.6%	546	6.8%
Information		3.6%	172	2.1%
Finance and insurance, and real estate and rental		6.3%	505	6.3%
Professional, scientific, and management, and administrative and waste management services		17.7%	696	8.6%
Educational services, and health care and social		20.1%	1,525	18.9%
Arts, entertainment, and recreation, and accommodation and food services		9.4%	809	10.0%
Other services, except public administration		4.7%	623	7.7%
Public administration		3.4%	470	5.8%

The table below shows the employment status for working age persons in the Skyway-West Hill community as compared to Washington State and the U.S. percentages. The table shows that the community has a higher percentage of its workforce-age residents employed (at 74.53% of men and 63.9% of women), but that it also has a higher percentage of workforce age males classified as unemployed at 10.88%. The female working age population actually has a lower unemployment rate as compared with the state and national comparisons.

Table 18: Employment Status

	Skyway-West Hill	Washington	U.S.
Population 16 Years and Over	12,955	5,345,975	243,810,053
Male[1]	6,324, 48.82%,	49.51%	48.65%
Male, In Labor Force:[2]	**4,713, 74.53%,**	**71.52%**	**70.20%**
Male, Civilian, Unemployed[3]	**513, 10.88%,**	**9.44%**	**9.73%**
Male, Not in Labor Force[2]	1,611, 25.47%,	28.48%	29.80%
Female[1]	6,631, 51.18%,	50.49%	51.35%
Female, In Labor Force:[2]	**4,237, 63.90%,**	**59.97%**	**59.43%**
Female, Civilian, Unemployed[3]	**346, 8.24%,**	**8.35%**	**8.79%**
Female, Not in Labor Force[2]	2,394, 36.10%,	40.03%	40.57%

[1] Percentage of the population of 16 years and over.
[2] Percentage of the population of 16 years and over for the gender.
[3] Percentage of the Civilian for the gender.
*Based on 2008-2012 data.
Source: http://www.usa.com/bryn-mawr-skyway-wa-income-and-careers.htm#Household-Income

Education

Education attainment in the Skyway-West Hill community is lagging behind the levels for King County as a whole as shown in the highlighted portions of the table below. Providing quality education and programs throughout a youth's life, as well as providing services to help youth move on to college are top priorities for the community. As shown below, the rates of those who do not finish the 12th grade and do not obtain a diploma or equivalency are nearly double than the rate for the County as a whole. See the plan concept Thriving Educated Youth for more top priorities for the community's youth.

Table 19: Education

Subject	King County			Skyway-West Hill		
	Total	Male	Female	Total	Male	Female
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Population 18 to 24 years	178,915	90,946	87,969		642	824
Less than high school graduate	***13.0%***	***15.0%***	***11.0%***	***19.9%***	***26.0%***	***15.2%***
High school graduate (includes equivalency)	23.5%	26.6%	20.3%	31.9%	26.2%	36.3%
Some college or associate's degree	45.7%	43.8%	47.6%	36.2%	34.0%	37.9%
Bachelor's degree or higher	17.8%	14.6%	21.1%	12.1%	13.9%	10.7%
Population 25 years and over	1,375,760	679,02	696,737	11,301	5,442	5,859
Less than 9th grade	***3.5%***	3.3%	3.7%	***7.6%***	6.2%	8.8%
9th to 12th grade, no diploma	***4.4%***	4.8%	4.1%	***8.5%***	8.2%	8.7%
High school graduate (includes equivalency)	***17.0%***	*16.6%*	*17.4%*	***23.2%***	*19.2%*	*26.9%*
Some college, no degree	***20.4%***	*20.1%*	*20.7%*	***25.4%***	*27.1%*	*23.9%*
Associate's degree	8.1%	7.4%	8.7%	8.4%	8.9%	7.8%
Bachelor's degree	29.1%	29.5%	28.7%	18.6%	20.8%	16.6%
Graduate or professional degree	17.4%	18.1%	16.7%	8.4%	9.6%	7.4%
Percent high school graduate or higher	92.1%	91.9%	92.2%	84.0%	85.6%	82.5%
Percent bachelor's degree or higher	***46.6%***	47.7%	45.5%	***27.0%***	30.4%	23.9%
MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2013 INFLATION-ADJUSTED DOLLARS)						
Population 25 years and over with earnings	46,534	55,334	38,180	35,334	41,256	29,938
Less than high school graduate	22,231	25,849	18,062	19,985	23,750	18,720
High school graduate (includes equivalency)	31,350	35,684	26,810	27,925	30,927	26,045
Some college or associate's degree	39,568	45,936	33,342	36,150	35,865	36,458
Bachelor's degree	58,811	74,940	45,635	51,477	54,363	41,682
Graduate or professional degree	75,879	97,953	59,410	66,969	66,397	77,000

Health, Environment, Equity and Social Justice

Health Profile

The following table shows the wide gaps in key health factors found in the Skyway-West Hill community as compared with those found in King County. Of particular note, the community nearly doubles the county rate for diabetes prevalence, asthma hospitalizations, firearm deaths, and availability of healthy foods.

Table 20: Key Health Indicators: Skyway-West Hill Significantly Exceeds County Average Rates

	Skyway-West Hill Rate	King County Rate
General Health Indicators		
• Life Expectancy at Birth (yrs)	**79.7** yrs*(Lower life expectancy)*	81.6 yrs
• **Diabetes prevalence (%)**	**13%** *(Nearly double county rate)*	7%
• **Stroke**	**46%** *(Skyway-West Hill is located in the area of the highest rates of stroke in the County)*	37%
Health Education/Socioeconomic/Public Safety Indicators		
• Teen birth rate (per 1,000 fem age 15-17)	**11.4%** *(higher teen birth rate)*	8.1%
• Low birth weight (%)	**7.5%** *(more low weight births)*	6.6%
• **Firearm deaths (per 100,000 persons)**	**11%** *(nearly double county rate, and in top percentile concentration area)*	6%
Environmental Health Indicators		
• Current asthma among adults (%)	**13%** *(Higher asthma rate)*	9%
• **Asthma Hospitalizations (per 100,000)**	**88%***(nearly double county rate)*	46%
Physical Activity/Food Access Health Indicators		
• No leisure-time physical activity (%)	**21%** *(lower physical activity)*	17%
• **Obese/Overweight (%)**	**64%** *(higher obesity)*	56%
• **Retail Food Environment Index** (ratio of unhealthy food access to healthy; higher ratio means more unhealthy concentration)	**4.9-7.0%** *(double, possibly triple unhealthy concentration)*	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.

Research for the 2012 King County Comprehensive plan on addressing health disparities, as well as equity, social and environmental justice, finds that "despite broad economic and social gains in society and in this country in recent history, major differences exist and continue to persist for significant segments of our population—particularly for communities of color and poor people—across the continuum of measures of health, well-being and quality of life. King County is not immune to the national trends and statistics, despite its location in the relatively prosperous Puget Sound area. In the United States and in King County, children and adults who live at the bottom of the social ladder face life threatening and debilitating conditions far more often than those in the middle, who in turn are more at risk than those at the top".

Healthcare Access

The Skyway-West Hill community is a health care desert. There are no healthcare service providers in the entire 3.2 square mile area that makes up this unincorporated urban 'island' community. Skyway-West Hill is part of the Valley Medical Hospital District.

Public hospital districts are governmental entities established by Washington State statute. The legislature granted local communities the authority to create hospital districts in 1945. Today, nearly one-half of Washington's 90 hospitals are part of public hospital districts. Valley Medical Center—Public Hospital District No. 1—is the oldest and largest in Washington, encompassing the cities of Kent, Renton, two-thirds of Tukwila, and portions of Auburn, Black Diamond, Covington, Federal Way, Maple Valley, Newcastle and Seattle. The oldest and largest of the 56 hospital districts in the state of Washington, the District operates Valley Medical Center, serving greater South King County.

Public hospital districts fulfill a vital role in the state's healthcare system. Without them many people would be unable to receive healthcare in their own communities. Hospital districts are authorized not only to operate a hospital, but to deliver any service to help people stay healthy—physically, socially, and mentally. Because they're owned and governed by local citizens, hospital districts tailor their services to meet the unique needs of their individual communities. For more information please visit, http://www.valleymed.org/district/ .

Currently, Valley Medical Hospital provides minimal healthcare educational services in Skyway-West Hill. Both Skyway-West Hill and Covington are in the Valley Medical's hospital district. The table below compares these two communities.

Table 21: Healthcare Access, Skyway-West Hill and Covington

Community	Skyway-West Hill	Covington
Population	16,323	17,760
Healthcare clinic	0	1
Urgent Care	0	2
Hospital	0	0
Skilled Nursing Facility	0	1

Some healthcare and behavioral health service providers are available within the Skyway-West Hill community. These include:

Dental providers

- Skyway Dental
- Southeast Dental Clinic

Chiropractor

- Back and Neck Pain Center Chiropractor

Behavioral Health providers

- Mutamaini Counseling and Community Center (mental health services for youth and families)
- RAYS (Renton Area Youth and Family Services), a behavioral health provider, including mental health and chemical dependency prevention and treatment services, for children, youth and families. RAYS does most of its work through schools now but are planning to provide more outpatient services at the Cynthia A. Green Family Center building.

Other health services are not readily available within the Skyway-West Hill community. These include:

- Access to Basic Care
- Adult Behavioral Health
- Maternal and Child health
- Preventable Diseases
- Optometry
- Pharmaceutical
- Emergent Care
- Specialized Care

According to King County's Healthcare Needs Assessment 2015-2016, Health Insurance Coverage, Health Literacy, and Navigating Healthcare Services are highlighted as continuing challenges to improving the community's health. Lack of health insurance is common among young adults, people of color, and low-income populations. For 1 in 7 adults, costs are a barrier to seeking medical care.

In Skyway-West Hill, 22% of residents aged 18-24 do not have health insurance. "From 2008 to 2012, an average of 5% of King County children had no health coverage. Children living in the South Region were more than twice as likely to be uninsured than children living in the East Region." (King County Healthcare Needs Assessment 2015-2016)

Environment, Equity and Social Justice

Equity and social justice are traditionally linked to land use planning through the concept of environmental justice. Generally, environmental justice encompasses the presence of industrial or commercial land uses that carry substantial adverse impacts to low-income and minority communities. For example, within the Skyway-West Hill community, the concrete recycling facility on Martin Luther King, Jr Way is a non-conforming industrial use which has been documented to cause airborne dust pollution which could be linked to the above average asthma rates found in the community. <u>But environmental justice can also refer to lack of facilities and services and other amenities.</u>

King County has proactively sought environmental justice in other unincorporated urban areas such as White Center. The White Center Community Enhancement Initiative begun in 2005 is one example of a concerted community process that seeks to add infrastructure necessary for making a place safe, livable, and health-promoting. Collectively, these factors are the foundation of prosperity for all people and communities. In White Center, this is being accomplished through improving sidewalks, pedestrian connections, and spurring economic development in the neighborhood's commercial core. Land use planning brings the principles of community participation and community visioning to the equity and social justice movement, thus setting the stage for infrastructure improvements and policies that underpin achieving equity and social justice.

The Skyway-West Hill Community needs the level of King County involvement that has achieved positive results for environmental justice and social equity in the White Center community.

A key goal for King County, as adopted in the 2012 Comprehensive Plan and its Strategic Plan, is to proactively work to reduce inequities and address concerns of social justice by incorporating environmental, equity and social justice values into the daily practice of developing policies and programs, making funding decisions and delivering services. Furthermore, King County has stated that "it must 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 tackling problems further upstream than is typically done to get at the fundamental cause of the disparities in order to have a greater overall impact" (2012 King County Comprehensive Plan, III. E. Addressing Health Disparities and Equity, Social and Environmental Justice).

The County's Comprehensive Plan goes on to state that land use patterns and transportation investments can play key roles in making communities healthier. Well-planned 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.

Within Skyway-West Hill, there has been a lack of adequate investment in the transportation system to support improvements to the overall community health. The community strongly desires a complete network of multi-modal and connected street networks, as well as inadequate transit services to meet travel needs within the community.

King County's Land Use, Transportation, Air Quality and Health Study (now known as *HealthScape*) shows that low density, separated land uses, and <u>poor street connectivity</u> are associated with:

(1) Reduced transit ridership, walking, and physical activity;
(2) Increased auto use, air pollution, greenhouse gas emissions, and energy consumption; and
(3) Increased obesity, which increases the likelihood of cardio vascular disease, type II diabetes, and colorectal cancer.

Using data generated in King County, this study specifically concluded the following:

- People walk more in neighborhoods with a wide variety of retail services and easy access to those services. This improves health and reduces pollutants.
- Transit use is highest where walking is most prevalent, and walking is most prevalent where transit is convenient and efficient.
- Residents of more walkable areas are less likely to be overweight or obese and more likely to report being physically active.

- Residents in the most interconnected parts of the county drive 25% fewer miles than those who live in the most sprawling areas of the county.

Given the results of King County's HealthScape report, it is paramount that the Skyway-West Hill community and King County or the annexing city partner address the gaps in transportation network funding (primarily non-motorized and transit) to address the health disparities that are clearly growing in the community.

Also key to overall community health is access to healthy food. The King County Comprehensive Plan states that food is as essential to our health and well-being as is air and water. King County, and the Skyway-West Hill community in particular, are experiencing a rise in the rate of obesity at the same time as food insecurity (not knowing where your next meal will come from) and malnutrition are also on the rise. Both can be caused by lack of access to adequate amounts of nutritious food and both can lead to the same thing - a diminished quality of life that ends with premature death due to diet-related chronic disease. King County plays an important role in guiding and supporting system improvements that will result in King County residents eating local, healthy food. King County supports food systems that are ecologically and economically sustainable and that improve the health of the county's residents.

Within Skyway-West Hill there is improving but still sparse access to fresh and healthy foods. There has been growing community interest in developing urban farms and establishing farmer's markets to fill the gaps in access to healthy, fresh and affordable foods. The community contains opportunities and resources to develop urban farms, including available lands and available irrigation supply. However, there needs to be a focused community and King County effort to establish these urban farms and provide the training and know-how to keep them operational. Within the City of Seattle, the Department of Neighborhoods, Seattle City Light and local community groups and established non-profits such as Seattle Tilth and GROW have partnered to establish several urban farms with the Seattle City Light Transmission corridor and on park lands in areas adjacent to the Skyway-West Hill community.

IV. Community Resources and Infrastructure

Road and Transit Infrastructure

Transportation is critically important to the quality of life for residents of Skyway-West Hill, King County, and the surrounding region, as well as being the key means in facilitating access to jobs, education, services, recreation, and housing. The King County government has the central role in the region's transportation network, establishing and supporting a variety of motorized and non-motorized (bike and pedestrian) travel options. The County has direct responsibility for (1) the unincorporated area road network (including bike and pedestrian facilities in the right of way) through the Road Services Division, as well as (2) transit services and facilities throughout the county through the Metro Transit Division.

The County's transportation system must be designed, operated and maintained in a manner that (1) provides access to mobility options for a wide range of users, including historically disadvantaged populations, (2) contributes to safe communities and (3) respects the county's natural resources and environment.

(2012 King County Comprehensive Plan, III. D. Providing a Variety of Transportation Choices).

Arterials & Roads

The existing roadway network for Skyway-West Hill is shown on the Arterial and Local Streets with Bus Routes Map in the Appendix. Arterial functional classification is the organization of a road system into a number of categories or groups according to the "function" each road serves or is intended to serve. The main functions of any road are 1) to provide mobility or the movement of traffic and, 2) to provide access to adjacent land uses. The degree to which the road serves movement of traffic or access to adjacent land uses is the basis for its functional classification. The county's Arterial Functional Classification Map is a component of the King County Comprehensive Plan (Transportation Technical Appendix), and is reviewed periodically for system changes. Changes to the arterial classification are handled through the Comprehensive Plan review and adoption process.

Arterial functional classification is used in transportation planning, in roadway design, and, in some cases, the allocation of road improvement funds. In unincorporated King County, there are three types of arterial roadways (everything else is considered local access):

- **Principal arterial**—Provides for movement across and between large subareas of an urban region and serves predominantly "through traffic" with minimum direct service to abutting land uses. This category includes freeways and major highways under the jurisdiction of the Washington State Department of Transportation.
- **Minor arterial**—Provides for movement within the larger subareas bound by principal arterials. A minor arterial may also serve "through traffic" but provides more direct access to abutting land uses than does a principal arterial.
- **Collector arterial**—Provides for movement within smaller areas which are often definable neighborhoods, and which may be bound by arterials with higher classifications. Collectors serve very little "through traffic" and serve a high proportion of local traffic requiring direct access to abutting properties. Collector arterials provide the link between local neighborhood streets (i.e. non-arterials) and larger arterials.
- **Local roads**—The majority of King County's roads are local roads and not designated as arterials. These roads provide access to land uses and connections to the arterial system.

The Skyway-West Hill community has two principal arterials (Martin Luther King Jr. Way (SR-900) and Rainier Avenue South) and one minor arterial (Renton Avenue South), as well as a number of collector roadways (see Arterial and Local Streets with Bus Routes Map in the Appendix). SR-900 (Martin Luther King, Jr. Way South) is a four lane roadway in the southern part of the community, providing access to I-5 to the northwest and the Renton Shopping center area to the southeast, with a significant downhill grade towards the east. A substantial portion of the existing multi-family housing in the community and the majority of land zoned for high-density residential are in close proximity to MLK Way. This principal arterial lacks complete multi-modal facilities even though it is serving a large area of residential units. Rainier Avenue South is a multi-lane arterial to the north along Lake Washington with bike lanes and parking lanes for adjacent residences. It provides access to the Renton Airport area and downtown Renton to the south-east and the Rainier Beach area to the northwest.

Renton Avenue South is a minor arterial serving both through and local traffic. Most of the areas' businesses are located on this roadway. Renton Ave South is the "Main Street" of the community and it is the planning and zoning focus for future commercial, high-density residential and mixed-use redevelopment. It lies parallel to and between Rainier Avenue South and SR- 900, and like SR-900, has a significant downhill grade towards the east. The multi-modal network along Renton Avenue South does not currently provide the Skyway-West Hill community's desired level of multi-modal mobility for pedestrians and bicyclists, which is key to a "Main Street" and community business center environment. The Road Services Division (RSD) has built some initial multi-modal improvements along Renton Avenue (6.5-5 foot wide sidewalks with a 2.5-3 foot planter strip, and bike lane) and is constructing an additional sidewalk project in 2016. In addition, the Skyway Business District is subject to a zoning Special District Overlay for pedestrian and bicycle improvements which would require new developments to maintain up to 10 feet for sidewalks, a planter strip, and bike lane separation of pedestrians from the roadway.

Local Buses

There are only three local bus routes run by King County Metro in the Skyway-West Hill neighborhood. Route 106 runs between Downtown Seattle and Renton Transit Center via Georgetown, South Beacon Hill, Rainier Beach Station, and Skyway. Route 107 runs between Rainier Beach and Renton via Rainier Beach Station and Skyway. Route 101 runs through Martin Luther King Way connecting Seattle, Skyway-West Hill and Renton. (See Arterial and Local Streets with Bus Routes Map in the Appendix).

Bike Trails

The Skyway-West Hill community is generally underserved by connected bicycle facilities. There are on-street bike lanes and shared right-of-way signs on Rainier Ave S. and Renton Ave S. There are no other paved or soft-surface trails in the Skyway-West Hill community along rights of way. (See the Bike and Pedestrian System Map in the Appendix for more info.) Improving the quality and safety of non-motorized circulation (bike and pedestrian systems) throughout the community, especially the core business district and the Skyway Park recreation area, are key community goals.

Intention:
To improve bicycle access and circulation within the entire Skyway-West Hill area and to connect established regional bicycle routes with those of West Hill.

A policy and goal since the 1994 West Hill Community Plan, which still rings true today, calls for, " A series of bicycle routes and safety improvements providing circulation within West Hill and linking existing routes outside the planning area should be considered". Some examples are:

- Improve connection to Beacon Avenue South across Martin Luther King Jr. Way;
- Improve connection to Beacon-Coal Mine Road;
- Establish access to Green River/Duwamish Trail system and Interurban Trail;
- Improve shoulders on Martin Luther King Jr. Way to allow safe bicycle access;
- Establish east-west connection along South Langston Road from South 129th Street at 64th Avenue South or along South 133rd Street - South 132nd Street from Martin Luther King Jr. Way to Renton Avenue South;
- Develop safe crossing facilities to Airport Way and Lake Washington signed loop; and
- Improve signage for existing bicycle routes.

Transportation Needs Report (TNR)

The Road Services Division manages a large inventory of roads and bridges and related infrastructure outside of cities in the unincorporated areas of King County. The system consists of approximately 1,500 miles of roads and 181 bridges built over many generations, many of which are in increasingly poor condition. Over one million trips are made on county roads each day.

The Transportation Needs Report (TNR) is a comprehensive list of capital improvements to serve unincorporated King County's long-term transportation needs. It is adopted by the King County Council as a component of the King County Comprehensive Plan. The TNR contains many more needs than projected funding resources will support, and this is described in a funding shortfall analysis. The TNR is updated during the major comprehensive plan updates every four years and can also be updated during minor updates when needed.

Capital Improvement Program, Funding, and Project Prioritization

King County is experiencing a roads funding crisis, largely due to municipal annexations, declines in gas tax revenues, the effects of voter initiatives, and an aging bridge and road system. The lack of revenue is significantly impacting the county's capacity to maintain roads. The county's first priority is critical life safety work, then regulatory (such as clean water) work, and limited remaining resources are focused on infrastructure maintenance and preservation.

The Roads Capital Improvement Program (CIP) is prepared annually, but adopted as a collection of projects over a six-year period. The current program reflects an ongoing, evolving response to the roads funding crisis. The 2016 – 2021 Roads CIP is less than half the size of the 2008- 2013 program. In prioritizing capital

investments, RSD is guided by the policies in the Transportation Chapter of the King County Comprehensive Plan and the priority framework in Strategic Plan for Road Services. The Strategic Plan places the greatest emphasis and priority on projects providing immediate operational safety, regulatory compliance, and those that preserve the road system infrastructure.

King County receives road revenues from a variety of sources, including a dedicated unincorporated King County property tax, federal and state grants, state gas tax, local taxes, and a small amount of road mitigation payments from private developments. The dedicated property tax and gas tax provide the largest portion of funding for the RSD. The property tax is tied to the assessed value of properties in unincorporated King County. During the recession, property values dropped sharply. While the economy has shown signs of recovery, it will be years before the tax base for roads funding returns to pre-recession values in real terms. The gas tax is also volatile, in part because of vehicles that are more fuel efficient, lower sales of gas due to the economic conditions, and a decline in the allocation to King County due to reduction in road miles from recent annexations.

Differences between the TNR and Capital Improvement Program (CIP)

The CIP differs from the TNR in that the CIP contains projects which have funding sources associated with them while the vast majority of TNR projects are currently unfunded. The TNR also operates in the long-term time frame of the Comprehensive Plan while the CIP covers the next six years of expected funding. (For information on the current list of projects on the TNR, see the Appendix. Note that both North Highline and Skyway-West Hill projects are listed in the Appendix.) As part of the SWAP public input process, the following transportation facility projects were identified and are proposed to be added to the King County TNR.

1. **Corridor: S. Langston Rd**
   - Construct sidewalk along S. Langston Rd between s. 132nd St and 76th Ave S. Project identified in Community Plan for pedestrian and nonmotorized improvements.

2. **Corridor: S. 132nd St**
   - Construct sidewalk along S. 132nd St between S. Langston Rd and S. 133rd St. Project identified in Community Plan for pedestrian and nonmotorized improvements.

3. **Corridor: S. 133rd St**
   - Complete sidewalk segments along S. 133nd St between Cambridge Park multi-family frontage improvements to 76th Ave South. Project identified in Community Plan for pedestrian and nonmotorized improvements.

4. **Corridor: S. 120th St**
   - Construct sidewalk along S. 120th St between Beacon Ave and 68th Ave South. Project identified for pedestrian and nonmotorized improvements to provide connection to business district and park from the northwest corner of the community.

5. **Corridor: S. 120th Pl**
   - Construct sidewalk or marked and separated pathway along S. 120th Pl to provide connection to the parking and entrance area to Skyway Park from 68th Ave S arterial.

6. **Corridor: S. 123rd St**
   - Construct sidewalk or marked and separated pathway along S. 123rd St to provide connection to the parking and entrance area to Skyway Park from the multi-family development cluster to the south of Skyway Park.

7. **Corridor: 84th Ave S.**
   - Complete sidewalk segments along 84th Ave S. between Rainier Ave. to S. 124th St. Project identified in Community Plan for pedestrian and nonmotorized improvements.

8. **Corridor: S. 124th St and 81st Pl S.**
   - Construct sidewalk or marked and separated pathway along S. 124th St and 81st Pl to provide safe connection around the southeast side of Dimmit Middle School to 84th Ave S.

Also see the Identified Transportation Facility Projects to be added to the Transportation Needs Report in Appendix F.

Recreation Facilities

Skyway-West Hill contains approximately 28 acres of park land within its boundaries. Of this, 23.4 acres are developed (Skyway Park) and 4.1 acres are undeveloped (Bryn Mawr Park). The public schools located in the community (Dimmit, Bryn Mawr, Campbell Hill and Lakeridge) also have sports fields and facilities that are used by residents, but are not classified as public parks.

Skyway Park is a community park, owned and operated by King County, which is located southwest of Renton Ave between S. 120th St. and S. 125th St. This Park provides a wide range of recreational opportunities and facilities. Existing facilities include:

- 3 softball/baseball fields
- 2 basketball courts
- 1 informal football/soccer field
- 1 playground
- A looped multi-use path
- 1 gazebo with picnic tables and grill, and
- 1 restroom

Bryn Mawr Park, a neighborhood park, extends from S. 11Sth St. to S. 123rd Pl. between 80th Ave. S. and 82nd Ave. S. It is partially fenced off, surrounded by single family houses, and has no formal recreational facilities other than some informal paths created by park users. Due its topography and sensitive environmental nature, there are no future recreational facilities planned for this location.

Other nearby parks provide open space, playfields and other recreational opportunities to the residents of the West Hill area: 52-acre Fort Dent Park south of Highway 900 (Martin Luther King Jr. Way) within the

City of Tukwila provides access to the regional Green/Duwamish trail and open space systems and park sports facilities; and Gene Coulon Park within the City of Renton provides water access to Lake Washington.

Regional Trails

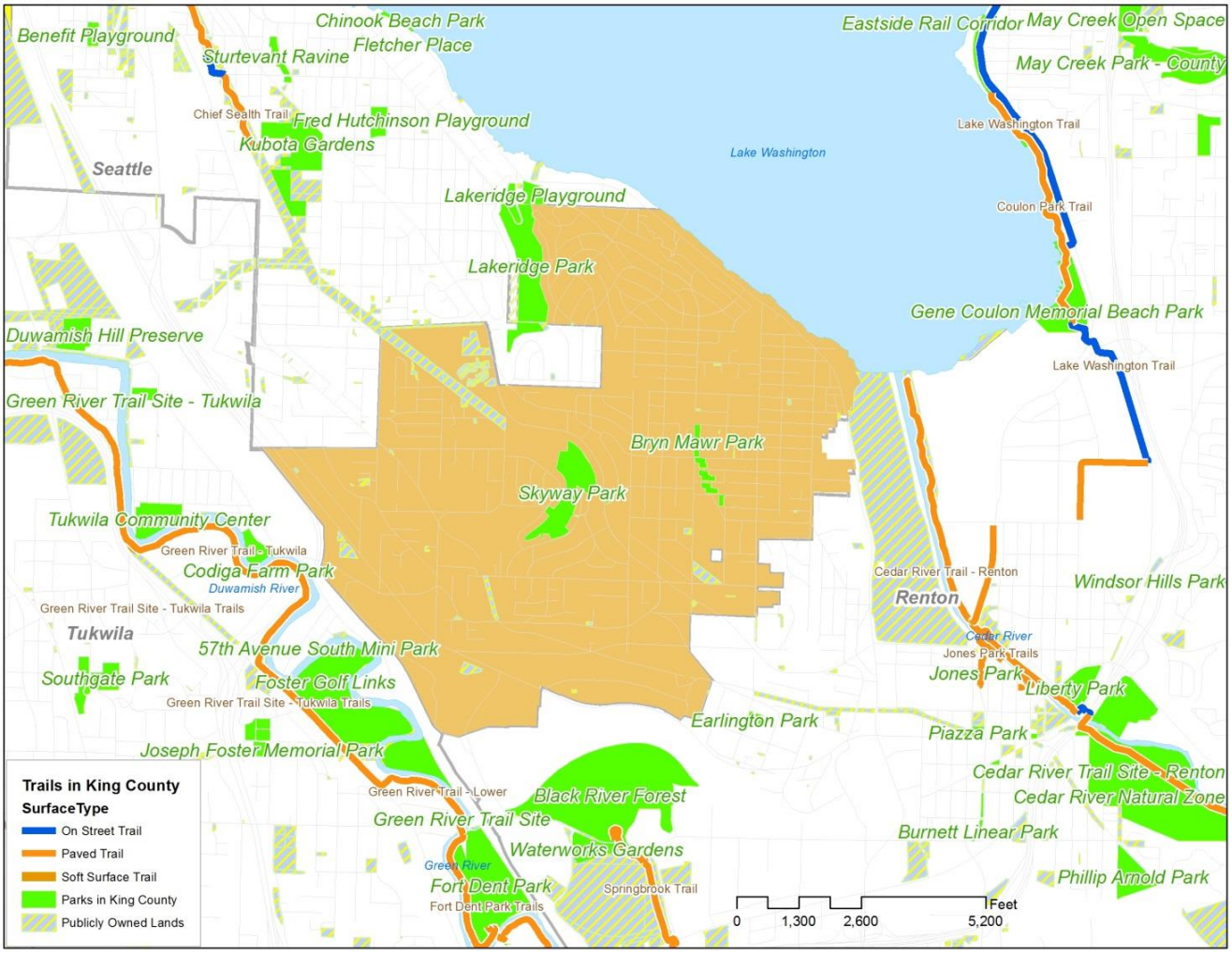
There are several regional multi-use trails (biking and pedestrian) that surround the Skyway-West Hill community. However, formal links to these routes are nonexistent or at best, unsafe due to poor shoulders on roads and nonexistent bike lanes and sidewalks. Connections should be seriously considered to link Skyway-West Hill residents with surrounding routes, and to provide safe circulation for bicycle commuters between Seattle, Renton and other destinations to the south and east.

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

1. **Chief Sealth Trail** (connects downtown Seattle to Kubota gardens via Beacon Hill and the Seattle City Light Power Transmission Corridor)
2. **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)
3. **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)
4. **Lake Washington Trail** (55 mile loop trail of Lake Washington accessible at the Gene Coulon Park in Renton)

Also see the Appendix for the Bike and Pedestrian System Map for more info.

Figure 12: Map of Regional Parks and Trails



Equity and Social Justice in Recreation Facilities

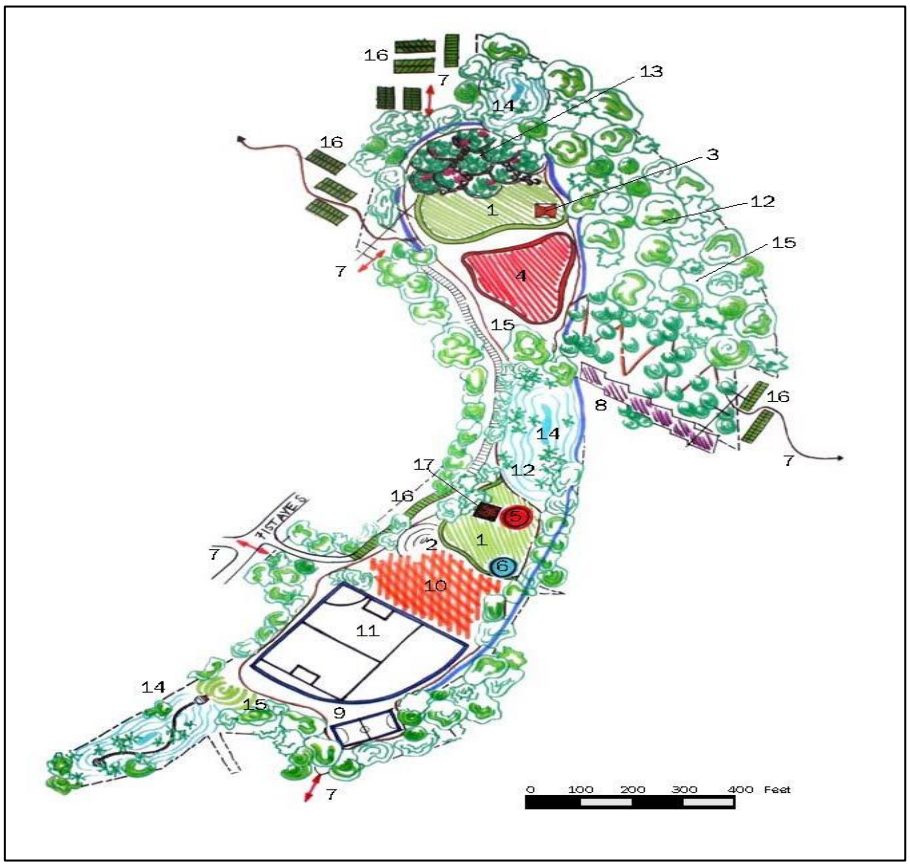
As part of the King County Equity and Social Justice Initiative, the Department of Natural Resources and Parks initiated a study analyzing the prevalence and access to parks and recreation facilities in communities in lower income areas and in communities with high percentages of people of color. The results showed that the Skyway-West Hill community exceeded the Department's policy for median distance to available facilities per capita. (See the Appendix for the following maps: Minority Demographics and distance to Developed Parks in King County and Income Demographics and Distance to Regional Trails in King County).

The gap in services to a community with a majority minority population and below average income levels underscores the need to invest public and private funds in recreational facilities for the overall health and quality of life in the community and prevent it from falling further behind in the County.

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 main projects the plan called for included improving entryways to the park, providing auxiliary parking locations, establishing community gardens, upgrading ball fields and/or adding sports facilities, and upgrade lighting for security and evening use.

Figure 13: Skyway Park Vision Projects 2008



Social

1. Central "plaza"/open space
2. Amphitheater
3. Shelters
4. Off-leash dog park
5. Tot lot
6. Play structure
7. Gateways

Recreational

8. Skate park
9. Basketball & tennis courts
10. Open playfield
11. Upgraded athletic fields

Natural

12. Natural areas
13. Community garden
14. Wetlands, boardwalks & kiosks
15. Trails

Infrastructure

16. Suggested parking
17. Improved restrooms

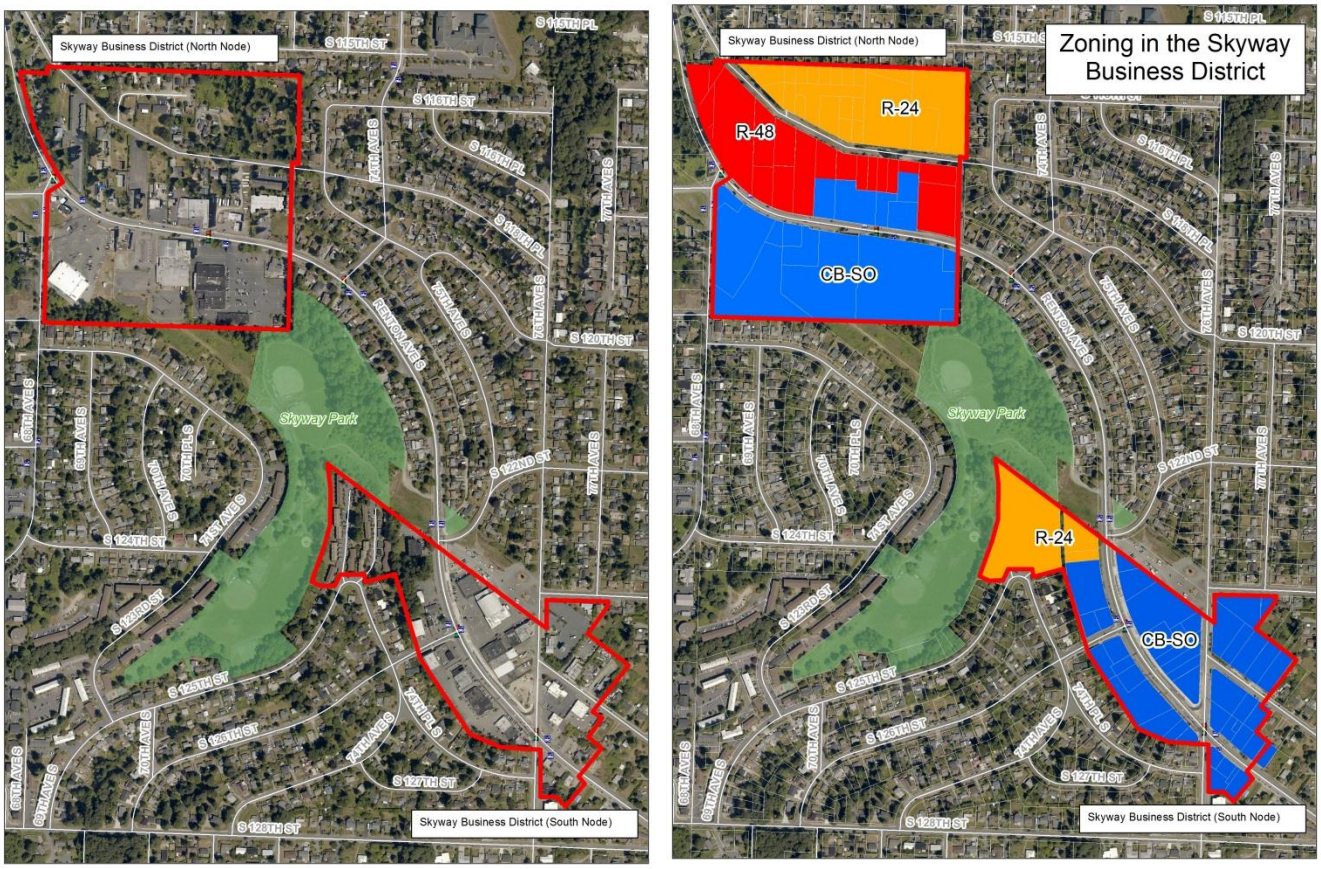
In 2015, the Community and King County, through the *Partnership to Improve Community Health* grant, began to implement the 2008 Skyway Park vision to improve the utilization of the park. There are an assortment of challenges including poor sight lines into the park, lack of programmed events, ballfields that do not meet league standard, and lack of facilities that draw multigenerational use and spontaneous sports play (versus organized team sports play). A copy of the *Skyway Park Legacy Plan* and its four phases of development is shown in Appendix I and actions are included in the Implementation Schedule in Section VI.

Commercial Business Center (Skyway Business District)

The bulk of commercially zoned land and existing commercial activity in Skyway-West Hill is within the Skyway Business District (SBD) which includes two nodes (North and South) along Renton Ave South. Existing uses include retail, commercial, office, multifamily and community facilities which provide goods

and personal services on a neighborhood scale. The two nodes of the SBD approximate 38.5 acres and are the main activity areas in the community. The SBD is in desperate need of revitalization and investment. Many commercial properties are owned by absentee land owners and there is a perceived lack of incentive to improve the substandard buildings, infrastructure and other commercial amenities.

Figure 14: Zoning in Skyway Business District



The Skyway Business District is designated a "Community Business Center" under the King County Comprehensive Plan. The major Comprehensive Plan Policies for Community Business Centers include:

Policy U-159 Community business centers in the urban areas should provide primarily shopping and personal services for nearby residents [with populations between 15,000 and 40,000]. Offices and multifamily housing are also encouraged. Industrial and heavy commercial uses should be excluded. Community business centers should include the following mix of uses:

a. Retail stores and services;
b. Professional offices;
c. Community and human services;
d. Multifamily housing as part of a mixed-use development, with residential densities of at least 12 units per acre when well served by transit; and
e. Stands or small outlets that offer fresh fruit and produce and locally produced value-added food products.

U-163 Design features of community business centers should include the following:

a. Safe and attractive walkways and bicycle lanes;

b. Close grouping of stores;

c. Off-street parking behind or to the side of buildings, or enclosed within buildings;

d. Public art;

e. Retention of attractive natural features, historic buildings and established character;

f. Landscaping, which may include planters and street trees;

g. Appropriate signage;

h. Public seating areas; and

i. Architectural features that provide variation between buildings or contiguous storefronts.

The following zoning designations are within the designated Community Business Center:

- Community Business (CB) with Special [District] Overlay (SO) – The purpose of the community business zone (CB) is to provide convenience retail and personal services for local communities which cannot be served conveniently by nearby larger activity centers (such as Southcenter and downtown Renton, etc.). These purposes are accomplished by:
    1. Providing for limited small-scale offices as well as a wider range of the retail, professional, governmental and personal services than are found in neighborhood business areas;
    2. Allowing for mixed use (housing and retail/service) developments; and
    3. Excluding commercial uses with extensive outdoor storage or auto related and industrial uses.

  The special overlay that applies to the CB zone is to require pedestrian-oriented commercial development. The purpose of the pedestrian-oriented commercial development special district is to provide for high-density, pedestrian-oriented retail/employment uses. This overlay requires things like wide sidewalks, high quality street landscaping, buildings to be located along Renton Avenue and not setback from the street by a large parking lot, public plazas for people to stop and meet, architectural facades, etc.
- Residential 48 (R-48) – This zone allows for dense multi-family housing at 48 units per acre. This density is focused within the CBC to provide the necessary housing/population density to support local businesses in the Skyway Business District as well as expanded transit services to the area.

- Residential 24 (R-24) - This zone allows for relatively dense multi-family at 24 units per acre of land. This density is intended to act as a transition between the high density residential and intense commercial uses along Renton Ave and the surrounding single-family and lower density housing that surrounds the periphery of the Skyway Business District.

Since the 1990's and the original Community Plan (ca. 1994), residents have expressed a desire to remedy the lack of comparison/ discount stores and light manufacturing/industrial uses (cabinet shop, furniture repair, plumbing, glass shop, etc.). Furthermore, as is traditional in many small community "main Street" corridors, there is a community desire for more restaurants and variety, as well as specialty stores in this SBD. The need to revitalize and beautify the SBD has been a constant priority. The community would like street and sidewalk improvements, art and culture theme decoration for buildings, public amenities and plazas, as well as remodel of unattractive and blighted or deteriorated buildings.

Presently, the Skyway Business District is auto oriented which discourages walking and cycling. The parking lots in most businesses do not have defined or specific entrances, which creates confusion for drivers as well as a hazardous situation for pedestrians walking along the streets. In addition, the SBD has a high number of buildings widely spaced from one another with seemingly oversized and unkempt and unbuffered parking lots and service areas producing a lack of connectivity. Pedestrians have to cross a sea of parking to reach buildings or leave the property to visit adjacent storefronts.

Specifically, as was called out in the 1994 Community Plan and is still present today, most retail and service developments are poorly designed for effective auto and pedestrian circulation: (1) too many and undefined access points along Renton Avenue South, resulting in traffic delays and disruptions; (2) poor or nonexistent pedestrian and bicycle access to and within commercial areas discouraging walking or cycling; (3) existing development densities do not support transit service; and (4) blank walls abutting streets or alleys and ineffective and confusing signage dominate the scene and detract from an attractive, functional and pleasant business center.

In accordance with the existing Community Plan, Skyway-West Hill seeks to promote a safe pedestrian environment and create places for people to gather within the Skyway Business District. New commercial development should contribute to the use of the streets as a way to encourage pedestrian circulation and business activity and discourage vehicle use in pedestrian areas. Wide sidewalks, ground floor retail uses directly fronting the street with windows and weather protection devices would create an attractive functional pedestrian setting. Alternatively, ground floor building entrances may orient to public spaces such as plazas or parks to encourage pedestrian activity and safety. Further, grouping buildings and uses can minimize the costs of facilities and services and help promote use of transit and pedestrian access. Developer savings resulting from compact development can be used to assist in providing needed public amenities or public improvements within the SBD.

The existing business centers located along Martin Luther King Jr. Way between 60th Avenue South and 64th Avenue South and along Rainier Avenue South between South 114th Street and South 117th Street are designated as Neighborhood Business Centers and expansion of the business centers is limited to areas

zoned for those uses through the West Hill Community Plan and Area Zoning. There is no proposal to expand the extents of those commercial areas. All focus on new commercial activity is focused on revitalization opportunities and infill in the Skyway Business District.

Water and Sewer Infrastructure

Skyway Water and Sewer District (District) is a publicly owned water and sewer district authorized under the Revised Code of Washington Title 57 Water-Sewer Districts. It operates under the direction of a Board of three locally elected commissioners. The District's mission is to provide its customers with quality water and sewer service, and fiscally and environmentally sound management of their publicly owned water and sewer system and resources.

The District is located in the West Hill area of unincorporated King County. The West Hill area includes the neighborhoods of Bryn Mawr, Campbell Hill, Earlington, Hilltop, Lakeridge, Panorama View, Skycrest and Skyway. The District shares service boundaries with the cities of Renton, Tukwila, and Seattle, and with King County Water District #125. The District service area is approximately 1.8 square miles for water, serving approximately 3,350 customers, and 2.7 square miles for sewer, serving approximately 4,050 customers.

The District currently operates and maintains 40 miles of water main, 47 miles of sewer main, 6 water reservoirs, 3 wells, a water treatment facility, 3 water pump stations, 12 sewer lift stations, 8 pressure reducing stations, fire hydrants, sewer manholes and water sampling stations, and ensures that all County, State and Federal water quality standards, operational requirements and environmental regulations are met. Skyway Water and Sewer District is owned by the property owners within its boundaries, with rates and charges established by the Board of Commissioners. The District is funded by and operates on customer rates alone; it receives no tax revenue.

Schools

Skyway-West Hill is a part of the Renton School District (Renton School District, 2012). The Renton School District operates several public schools in Skyway-West Hill, including Campbell Hill Elementary and Bryn Mawr Elementary Schools Lakeridge Elementary and Dimmit Middle School.

There is currently no traditional high school in Skyway as the Renton School District decided to tear down Black River High School and replace it with a Secondary Learning Center which recently opened. The secondary learning center will provide an alternative high school experience for students who have trouble in comprehensive high schools by providing basic education programs including mathematics, reading, writing and science, along with new, innovative classes like Web-based programs, pre-engineering and culinary arts among other subjects.

Emergency Services

Skyway-West Hill is in unincorporated King County and the King County Sheriff's Office provides law enforcement services in the community. The area falls into the West Precinct which also includes unincorporated areas in White Center, Vashon Island and Kent/Federal Way, along with the cities of Burien

and SeaTac. The Western Precinct is the smallest but most populated of King Counties three sheriff's offices and has two main police stations, one in Burien and another in SeaTac. Skyway-West Hill doesn't have a police station, but does have one of six community storefronts in the precinct. This storefront provides a sheriff's deputy for the area.

Fire protection and emergency medical services are provided by King County Fire District 20 (KCFD 20). KCFD 20 is an independent fire district governed by a Board of Fire Commissioners made up of citizens of the district. Commissioners are elected by the public for six year overlapping terms. Fire department operations are directed by the Fire Chief, who is appointed by the Board of Fire Commissioners. KCFD 20 is a combination department made up of eight (8) career/full-time members and thirty-five (35) volunteer members. Assisting the chief with financial and administrative duties is a staff of three (3) made up of the Chief Financial Officer and two (2) Administrative Assistants. District 20 also provides Chaplain Services to the community through the King County Fire and Police Chaplains Association.

KCFD 20 responds to approximately 2200 calls for service each year. These calls consist of 1600 emergency medical calls (72%); 110 fire calls (5%); 90 responses to alarms with no fire (4%); 60 calls to automobile crashes (3%); 225 calls for other services (10%); and, 150 calls for mutual-aid with other fire departments (6%).

KCFD 20 operates from one (1) Fire Station located in the center of the district at 12417 76th Avenue South Seattle, WA. From this location the department operates two (2) Fire Engine Companies and one (1) Emergency Medical Service Aid Unit.

KCFD 20 also provides Fire Prevention and Community Safety educational programs in cooperation with the Renton School District, King County Library District and a variety of community service and advocacy groups.

V. S.W.A.P. Concepts

The projects, policies and priorities identified in this Plan have been categorized into five community planning topics which include: **Healthy Connected Neighborhoods**; **Smart, Sustainable Growth**; **Thriving Educated Youth and Community; Economic Prosperity and Affordability**; and **Culture, Art and Innovation.** Between January and June 2015, community members were surveyed these concepts and 1,547 surveys were collected.

These 5 planning concepts are considered vital to ensuring a community is healthy, productive, inclusive and has high quality of life.

1. Healthy Connected Neighborhoods

Background: The term *healthy connected neighborhoods* is a term (first used in the City of Portland) that seeks to enhance human and environmental health by connecting people with neighborhoods, nature and recreation, education, and businesses through a system of safe and accessible road, bike, pedestrian and transit networks.

Neighborhoods are the backbone of any community. Creating sustainable neighborhoods may mean using incentives, programs or regulations to help create new neighborhoods, and preserve/support existing neighborhoods.

As stated in the King County Comprehensive Plan, encouraging mixed land use and creating safe access to jobs, shopping, and schools establishes the cohesiveness and sustainability of a neighborhood. Having opportunities for physical activity and providing for people, if they choose, to age in place and remain in their neighborhood as their lifestyle changes or they face changing physical capabilities establishes the stability of a neighborhood. In essence all of these factors contribute to creating a sustainable neighborhood.

Goals and Objectives that make a community healthy and connected include:

- Residents have safe and adequate means to connect with their neighbors, schools, community programs, local stores and services.
    - Walkways through parks and commercial areas are lighted and welcoming.
    - Crosswalks are provided to allow easier access to all businesses/services/other neighborhoods.
    - Sidewalks/pathways connecting neighborhoods to schools, businesses and services are complete and usable.

    - Local transit services/stops adequately connect the community neighborhoods to their community commercial and service core.
- Local community services and activities geared toward youth, seniors or special needs populations are provided.
- Local ownership and interest in housing, property and home ownership is pursued and commonplace.
- Community members feel safe and comfortable in their homes, streets and other places they need to go.
- Community members recognize and avoid problems with residential displacement due to income/affordability issues that can come with new growth and development.
- Access to healthier food, healthcare and recreation choices are convenient and affordable.
- Dilapidated or blighted housing, structures and properties are fixed in an equitable, innovative and collaborative way.
- Structures and land uses that are detrimental to the health and appearance of the community are avoided and removed.

Projects/priorities identified to achieve Healthy Connected Neighborhoods can be broken into 4 sub-categories :

1. Connecting People to Places
2. Community Ownership and Pride
3. Community Services and Resources
4. Public Safety

Identified Community Projects, Priorities and Policies for ***Healthy Connected Neighborhoods*** *are as Follows:*

<u>Connecting People to Places</u>

Projects, priorities and policies identified from previous plans and community discussions include:

1. *Create a pedestrian-friendly environment in the Skyway business district*

    Examples include:

    - *Continuous sidewalks along Renton Ave.*
    - *Pathways within commercial properties connecting parking areas and adjacent businesses.*
    - *Crosswalks connecting commercial areas along Renton Ave.*
    - *Requiring future buildings abut streets and sidewalks for easier pedestrian access (parking in rear of buildings).*

- *Increase lighting fixtures along Renton Ave and/or commercial property lines adjoining Skyway Park.*
- *Provide landscaping within and along commercial property lines.*

2. *Construct a new formal lighted access point and parking area for Skyway Park from the Skyway business district.*

3. *Establish more informal connection pathways between the Park and business district.*

4. *Expand/Enhance Transit facilities (Bus) and alternative vehicle (Vans and Shuttles) service routes to the business district and the immediate area.*

5. *Establish a multi-purpose trail along the City of Seattle transmission lines corridor to connect with Seattle trails and locations.*

6. *Establish a series of bicycle routes within the community and linking existing routes outside the community to regional routes in Renton, Seattle and Tukwila.*

   Examples include:

   - *Improve connection to Beacon Avenue South across Martin Luther King Jr. Way;*
   - *Improve connection to Beacon-Coal Mine Road;*
   - *Establish access to Green River/Duwamish Trail system and Interurban Trail;*
   - *Improve shoulders on Martin Luther King Jr. Way to allow safe bicycle access;*
   - *Establish east-west connection along South Langston Road from South 129th Street at 64th Avenue South or along South 133rd Street - South 132nd Street from Martin Luther King Jr. Way to Renton Avenue South.*
   - *Develop safe crossing facilities to Airport Way and Lake Washington loop.*

7. *Establish sidewalks and bike lanes to schools from higher density residential areas.*

<u>Community Ownership and Pride</u>

Projects, priorities and policies identified from previous plans and community discussions include:

1. *Create a community "welcoming" and "marketing" 'action group'. Committee activities could include developing a community logo and slogan to create a new, positive and future- oriented identity for Skyway-West Hill.*
   - *Major entrances to the Skyway-West Hill area and its neighborhoods could be identified and defined with signs, pavement markings and landscaping.*

2. *Organize events that engage a broad range of community members*
   - *Help connect neighbors, project a positive image and have fun. Events could include a Jazzfest, Art walk, multi-cultural gathering, etc.*

3. *Coordinate existing community associations, efforts and activities with each other, which would also include improving community-wide communication and awareness.*

4. *Create an 'action group' dedicated to community beautification projects; could include pursuing projects along entrances to parking lots and businesses within the Skyway business district with improvements to landscaping, pavement markings or unique business signage.*

5. *Create an 'action group' dedicated to working with local governments (code enforcement) to resolve blighted and unhealthy structures, properties and land uses in the community.*

6. *Create an 'action group' dedicated to working with local governments and other community groups to establish a local business incubator(s).*

7. *Create an 'action group' dedicated to working with local governments and other community groups to establish a Local Improvement District* (LID).*

   **A LID is a local government financing tool for property owners to invest in building infrastructure improvements (such as sidewalks or sewer lines) that serve their immediate area.*

<u>Community Services and Resources</u>

Projects, priorities and policies identified from previous plans and community discussions include:

1. *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.*
   - Some recommended services include but are not limited to the following:
     - parent and youth services and counseling,
     - education and tutoring programs, job training,
     - household budgeting and financial advice,
     - drug/alcohol counseling,
     - mental health counseling,
     - child care,
     - elderly/handicapped assistance and van service, and
     - in-door arts and cultural events and community outreach activities.

2. *Create an 'action group' dedicated to increasing walking opportunities and access to healthy foods, establish exercise programs and groups.*

3. *Create an 'action group' dedicated to securing local participation in special programs conducted by major area employer, foundations and local governments.*

4. *Create a Farmer's Market with a gathering place that stimulates health and local economy.*

5. *Establish/expand P-Patch community gardens and Urban Farms for use by local residents.*

6. *Create an 'action group' dedicated to enhancing healthy living and stewardship from community members of all ages.*

7. *Establish a cultural garden with tourist, education and youth activities representing the diversity of the community.*

8. *Create an 'action group' dedicated to coordinating all efforts related to pedestrian and traffic improvements and advocate for traffic control project where needed.*

9. *Establish sports leagues for all age ranges of Skyway-West Hill residents.*

10. *Establish more neighborhood/pocket parks throughout the community.*

Public Safety

Projects, priorities and policies identified from previous plans and community discussions include:

1. *Create an 'action group' dedicated to increasing/coordinating neighborhood watch programs.*

2. *Create an 'action group' dedicated to establishing programs for at risk youth and individuals as alternatives to criminal and gang activity.*

3. *Increase police presence and patrol cars from the King County Sheriff's Department.*

4. *Increase safety "infrastructure" in key public and commercial areas including area lighting, police call boxes and security cameras.*

5. *Create an 'action group' dedicated to working with the King County Sheriff's Department and Prosecuting Attorney's Office to pursue alternative community policing models.*

2. Smart, Sustainable Growth

Background: The term *Smart Sustainable Growth* focuses on:

- **Land use** (i.e. residential, commercial, industrial, etc.);
- **Density** (i.e. how many structures per acre); and
- **Infrastructure** (i.e. water, roads, transit, etc.)

Purpose for Smart Sustainable Growth: To ensure that as a community grows, it has the ability to provide resources for all residents to thrive and have a high quality living environment**.**

Goals and Objectives that make a community smart and sustainable include:

- Promote efficient use of the land by providing the necessary utilities and services at an efficient cost.
- New residential development, infill or redevelopment opportunities shall be at an "urban density" to support diversity of housing types (i.e. single-family, duplex and multi-family), densities and preserve price affordability.
- Ensure new commercial and industrial development encourages mixed use development, a pedestrian-friendly environment, and limits nuisance impacts on adjacent residential areas.
- Ensure growth in housing, business and population is adequately supported by a full range of urban utilities and services (i.e. adequate roads, sidewalks and water/sewer, etc.).

Identified Community Projects, Priorities and Policies for ***Smart Sustainable Growth*** *are as Follows:*

<u>Residential Land Use and Density</u>

Projects, priorities and policies identified in previous plans and community discussions include:

1. *New re-development and in-fill (building on vacant lots) in single-family neighborhoods should continue to be at the same size, scale and density as the traditional existing development.*
    - *Note: Our community has an average single-family neighborhood density of approx. 5 or 6 homes per acre on 6,000 to 7,500 square foot lots.*

2. *New re-development and in-fill (building on vacant lots) in single-family neighborhoods should allow a mix of housing types, scales and densities to provide for more housing choices but not exceed an average density of 7-8 homes per acre.*
    - *Note: Other housing types include duplex, garage apartments, cottage homes, and other clustered homes where the square footage of the home may be less than the surrounding homes in the neighborhood.*

3. *Larger parcels (example 1 or more acres) within single-family neighborhoods should develop at a higher density of 3,000 square foot to 5,000 square foot lots which approximates 8 or 12 homes per acre. [See Example Graphic C]*

4. *New multifamily residential development should be limited to 12 to 48 homes per acre, and be confined to areas currently designated for multifamily development (See Map A).*

5. *New multifamily residential development should be allowed to exceed 48 homes per acre if such developments provide public amenities and/or public infrastructure.*

6. *Mixed-use buildings (multifamily and commercial/office) should be allowed in the Skyway Business District.*

7. *An 'action group' should be convened to advise on ways to keep the average home price in the community affordable to lower and moderate income families.*

Commercial, Industrial and Recreational Land Use and Density

Priorities identified in previous plans and community discussions include:

1. *A community 'action group' should be convened which pursues businesses and uses to locate in the Skyway Business District*

2. *A community 'action group' should be convened which pursues businesses and uses to locate in the Skyway Business District that provide health and professional services to residents.*

3. *A community 'action group' should coordinate the development of a model mixed-use project combining affordable housing with commercial services within the Skyway Business District.*

4. *Establish/expand P-Patch community gardens and Urban Farm properties for use by local residents that provide additional choices for wider-variety of healthy and fresh foods.*

5. *A community 'action group' should be convened to promote the development of housing for the elderly near public transportation, recreation and medical facilities, and retail shopping services in West Hill.*

6. *A community 'action group' should be convened to pursue enhancing the appearance of existing commercial buildings and properties.*

7. *Existing industrial lands and uses should be preserved as is, but allow only industrial uses that are compatible and not harmful to the surrounding residential areas.*
8. *Convert existing industrial lands and uses into mixed-use zones (commercial and multifamily residential).*

9. *Establish more recreational uses such as neighborhood/pocket parks throughout the community.*

Infrastructure

Projects, priorities and policies identified in previous plans and community discussions include:

1. *Provide pedestrian/bicycle access along streets, parking lots and between and through commercial areas.*

2. *Provide pedestrian/bicycle access along streets, parking lots and between and through residential areas.*

3. *Pursue improvements to transit (bus services/facilities) in the community to more easily access locations in surrounding cities.*

4. *Pursue more transit and other modes of transpostation to connect residents to the Skyway Business District.*

5. *Develop better vehicle and pedestrian circulation, safer driveway entrances and parking systems within the commercial properties located in the Skyway Business District.*

6. *Improve pedestrian circulation and the function and appearance of parking lots in the business areas, and reduce the need for public off-street parking requirements.*

7. *Existing entrances to parking lots within the Skyway Business District should be delineated with landscaping, pavement markings or signs.*

8. *Seek to have remianing septic systems in use to be transferred to public sewer.*

9. *The drainage basin within the community should be evaluated for retention/detention facility needs to correct existing and future storm water runoff problems.*

10. *Create an 'action group' dedicated to working with local governments and other community groups to establish a Local Improvement District* (LID).*

    **A LID is a local government financing tool for property owners to invest in building infrastructure improvements (such as sidewalks or sewer lines) that serve their immediate area.*

3. Thriving Educated Youth and Community

Background: The term *Thriving Educated Youth* focuses on:

- Education and Jobs
- Public Safety
- Activities for youth

Goal of Thriving Educated Youth: To enhance the quality of life for the youth and their families in the Skyway-West Hill area and to provide for needed human services and resources focused on youth throughout the community.

Identified Community Projects and Priorities for ***Thriving Educated Youth and Community*** *are as Follows:*

Education and Employment

Priorities identified from previous plans and community discussions include:

1. *Strategic tutoring programs that focus on Bilingual students.*

2. *Establish music and art programs for youth.*

3. *Increase early education/preschool programs.*

4. *Create and develop youth job readiness and employment opportunities (summer jobs, internships, etc.)*

5. *Increase access to college and college preparation opportunities.*

Health and Safety

Priorities identified from previous plans and community discussions include:

1. *Provide community based services that are easily accessible to address drug/ alcohol issues and anti-gang involvement.*

2. *Establish anti-gang activities that also help youth involved with gangs or at-risk of being in a gang (i.e. youth violence prevention, help with legal services, etc.)*

3. *Establish health care programs for youth with chemical dependency, mental health and domestic violence, and other health issues.*

4. *Establish coordinate services to stabilize youth and their families impacted by loss of jobs, housing, or relocating from another community, state, or country integrate into our community*

5. *Increase transportation (pedestrian and motorized) that connects residents across the West Hill arear from (east to west).*

Activities For Youth

Projects identified from previous plans and community discussions include:

1. *Create affordable recreational opportunities for youth. (i.e. Sports leagues, camp, etc.).*

2. *Establish an annual Skyway-West Hill community event in summer to celebrate the diversity of our youth and their families and showcase their activities.*

3. *Establish multigenerational activities such as community gardens.*

4. *Organize youth-led activities and specific events that bring youth together.*

5. *Establish a community center that provides enrichment activities for youth and their families.*

6. *Create a Skyway Youth Council to advocate for issues that impact youth.*

4. Economic Prosperity and Affordability

Background: The concept Economic Prosperity and Housing Affordability focuses on:

- Anticipating gentrification and planning to prevent involuntary displacement.
- Identifying projects and opportunities to revitalize the Skyway Business District and ensuring residents can access the business district in a car, bus, bike or on foot.
- Identifying strategies to stabilize the average home price in the community for lower and moderate income families.

Goals and Objectives that improve the economic prosperity and affordability for the community:

- Create residential ownership models to turn more residents into homeowners.
- Advocate for affordable housing options for all income levels.
- Improve employment opportunities for residents in their community.
- Revitalize the Skyway-West Hill Business District.
- Increase the commercial tax base to stabilize services such as the King County Fire Department District 20.

Economic Prosperity and Housing Affordability topic areas

1. Improvements to Skyway Business District
2. Business District Access
3. Business District Revitalization
4. Housing Creation
5. Housing Resources

Identified Community Projects and Priorities for ***Economic Prosperity and Affordability*** *are as Follows:*

<u>Improvements to Skyway Business District</u>

Projects, priorities and policies identified in previous plans and community discussions include:

1. *Landscape the street and sidewalk; do a facelift of unattractive, old and plain building facades in Skyway Business District.*

2. *Develop the "empty-space" areas between commercial buildings into mini- public plazas or green spaces.*

3. *Ensure that future development or redevelopment of commercial buildings within the Skyway Business District will be built directly along the sidewalks.*

4. *Plan that new development should provide a mix of uses with retail or office space on the ground floor and residential units above.*

5. *Purchase and maintain litter bins for the business district.*

Business District Access

Projects, priorities and policies identified in previous plans and community discussions include:

1. *Parking areas for new and redeveloped commercial buildings should be located in the rear or side of the buildings, under buildings, or in shared facilities and not along Renton Avenue.*

2. *Reconfigure existing entrances to parking lots within the Skyway Business District to have formal landscaping, pavement markings and/or signs.*

3. *Clearly post reduced speed signs at entrances to the business district to calm vehicular traffic.*

4. *Increase or improve transit facilities (such as bus stops) in the business district.*

5. *Seek methods to improve the flow of vehicle traffic along Renton Avenue in and around the business areas.*

6. *Remove physical barriers such as fences and invasive vegetation between commercial properties and Skyway Park.*

7. *Create a pedestrian-friendly environment with continuous sidewalks throughout the business district, including an upgraded traffic signal system and pedestrian-operated walk lights.*

Business District Revitalization

Projects, priorities and policies identified in previous plans and community discussions include:

1. *Develop a business improvement study to identify specific steps to business district economic revitalization.*

2. *Build kiosks and signage along Renton Avenue that promote community awareness and local businesses.*

3. *Launch a "shop local" campaign.*

4. *Launch a "local jobs" campaign.*

5. *Develop a "local-ownership" business incubation site and microenterprise clinics.*

6. *Seek methods to increase transit (bus) service to the Skyway Business District.*

Housing Creation

Projects, priorities and policies identified in previous plans and community discussions include:

1. *Conduct a housing needs assessment specifically for the Skyway-West Hill community.*

2. *Develop housing close to public transportation, recreational and/or retail services for fixed-income elderly residents.*

3. *Identify redevelopment opportunities, properties and funding to maintain and increase affordable housing units.*

4. *Use cost-reducing housing development strategies to create and preserve affordable housing for low- to moderate-income households.*

5. *Identify housing policies that help people with multiple housing barriers (such as evictions, criminal histories, large families) to secure safe, affordable housing.*

6. *Encourage new housing types that provide affordable ownership opportunities.*

Housing Resources

Projects, priorities and policies identified in previous plans and community discussions include:

1. *Work with financial institutions and other housing agencies to expand affordable housing resources.*

2. *Educate the community on housing issues and help people find or keep their homes, such as revolving loan fund, reverse mortgage program, community based repair programs.*

3. *Campaign for direct assistance to help homebuyers such as down payment assistance, mortgage default and foreclosure counseling.*

4. *Campaign for direct assistance to help renters such as rental assistance, landlord tenant disputes, or fair rental contracts.*

5. *Support programs that help prevent homelessness such as emergency rental assistance or referrals to social service networks.*

5. Culture, Art and Innovation

Background: Why is this important?

Arts and cultural activities introduce people to new ideas, ways to communicate and modes of thinking. Exposure to these things can generate creative thoughts in working and daily life, as well as build pride and character in the community.

Purpose for Culture, Art and Innovation Projects: *To Develop a community filled with creativity, art and character.*

Guiding Principles:

- Integrate art into community character and aesthetic
- Practice safety and environmental sustainability
- Emphasize creativity
- Be inclusive of all generations and cultures
- Create cultural connectivity to businesses, other parks, and organizations
- Collaborate and foster community partnerships
- Accommodate co-existing uses and ideas

Identified Community Projects and Priorities for ***Culture, Art and Innovation*** *are as Follows:*

Culture

Projects and priorities identified in previous plans and community discussions include:

1. *Improve the overall appearance of the Skyway Business District to reflect the cultural diversity of this community.*
2. *Establish artistic gateways at the entrances to the Skyway Business District.*
3. *Create public spaces that help increase cross-cultural social and community connections.*
4. *Host a yearly parade, carnival or festival.*
5. *Host a cultural food festival and cultural food cooking classes.*

Art

Projects and priorities identified in previous plans and community discussions include:

1. *Create a studio for musicians to record and perform.*

2. *Form art, dance and theater groups.*

3. *Promote and Develop neighborhood art lofts to attract additonal creative people to the community.*

4. *Fund multi-generational community art projects thought out the year.*

5. *Honor the legacy and future of the communiity through murals, statutes and mosaics.*

Innovation

Projects and priorities identified in previous plans and community discussions include:

1. *Turn an empty building into a business incubator where new entrepreneurs share expenses and support each other.*

2. *Initiate a 'shop local' campaign and create a place for home-based businesses to visibly market their products or services.*

3. *Place kiosks or LED signs at critical intersections throughout West Hill to announce community events in multiple languages.*

4. *Establish Urban Farms and expand P-Patch gardens for use by local residents.*

5. *Establish a tool library, where residents can borrow tools and take classes to learn how to fix things*.

Section VI
Skyway-West Hill Action Plan
Implementation Schedule

*[Note: The Goals and Actions listed below are a synthesis of items from the adopted 1994 West Hill Community Plan and the 2015 SWAP. No project or priority from either document was omitted unless it was too vague to be measured. Duplicate and/or similar projects found in both documents were merged/consolidated in order to simplify, streamline, and more easily prioritize projects. The 5 section titles match the Plan Concept titles from the 2015 SWAP. 1994 projects were re-categorized under one of these 5 concepts.] The **bold** text identifies the community priorities identified in the Executive Summary.*

	SWAP Priority/Goal	SWAP Actions	Responsible Entity*		Potential Funding[3]	Project Listed in Existing Plan?[4]	Preferred Timeframe/Priority			
			Lead[1]	Support[2]			Ongoing	0-2 Years	3-7 Years	8-10 Years
HEALTHY CONNECTED NEIGHBORHOODS										
Goal: Enhance human and environmental health by connecting people with neighborhoods, nature and recreation, education and business through a system of sage and accessible road, bike, pedestrian and transit network.										
Transportation										
***IMPORTANT FUNDING NOTE FOR TRANSPORTATION PROJECTS: King County is experiencing a roads funding crisis, largely due to municipal annexations, declines in gas tax revenues, the effects of voter initiatives, and an aging bridge and road system. The lack of revenue is significantly impacting the county's capacity to maintain roads. The county's first priority is critical life safety work, then regulatory (clean water) work, and limited remaining resources are focused on infrastructure maintenance and preservation.**										
1.0	**Create a pedestrian friendly environment in the Skyway Business District**				US Health and Human Services (HHS) grants, Choice Neighborhood Grants, Public/Private investment	1994 West Hill Community Plan, 2009 Skyway Vision, KC Health Needs Assessment 2015/2016	X			
1.1		Improve signage for reduced speed limit along Renton Ave. So. between 68th Ave. So. and 78th Ave. So. **Evaluate whether speed reductions are warranted based on engineering standards.	DOT/Roads or annexing city	Utility[5]	Federal/State/Local Grant opportunities depending on project type	1994 WHCP				X
1.2		Evaluate pedestrian crossing needs for the 12 intersections listed in the 1994 Plan	DOT/Roads or annexing city	Utility[5]	Federal/State/Local Grant opportunities depending on project type	1994 WHCP		X		
1.3		Develop better vehicle and pedestrian circulation, safer driveway entrances, and parking systems within the commercial properties located in the Skyway Business District	Private Developer	DPER, Utility[5]	Private Investment				X	
1.4		Define S. end, east and west entry points to West Hill community and Skyway Business District	CBO	DOT	Future B.I.D.		X			
1.5		Complete sidewalk on 57th Ave. So. between So. Langston Road and Martin Luther King Jr. Way So.	DOT/Roads or annexing city	Utility[5]	Federal/State/Local Grant opportunities depending on project type					X
1.6		Add a sidewalk on S. Langston Road between 59th Ave. S. and 64th Ave. S.	DOT/Roads or annexing city	Utility[5]	Federal/State/Local Grant opportunities depending on project type					X
1.7		Add a sidewalk on S. 128th St between 69th Ave. S and 70 Ave. S.	DOT/Roads or annexing city	Utility[5]	Federal/State/Local Grant opportunities depending on project type					X
1.8		Add a sidewalk on Martin Luther King Jr. Way S. between 129th St. and the transit stop at 68th Ave. S.	WSDOT	Utility[5]	Federal/State Grant opportunities depending on project type					X
1.9		Add a sidewalk on Martin Luther King Jr. Way S. between the transit stop at 68th Ave. S. and S. 135th St.	WSDOT	Utility[5]	Federal/State Grant opportunities depending on project type					X
2.0	**Expand/enhance transit facilities (bus) and alternative vehicle (vans and shuttles) service routes to the business district and to surrounding cities**		DOT/Metro		US Health and Human Services (HHS) grants, Choice Neighborhood Grants, Public/Private investment	1994 WHCP		X		
2.1		Work with Metro to identify the best stop locations and spacing for service route #107 to meet community needs, including: 1) Restore bus stop for S.bound 107 at 59th Ave. and Beacon Ave. S., 2) Add stop at Beacon Ave. S. and S. 124th St, and 3) Add stop at 74th Ave. S. and Renton Ave. S.	DOT/Metro and CBO		FTA Grants, Public/Private investment	Use of transit is supported by 2015 Strategic Climate Action Plan (SCAP)		X		
3.0	**Provide sidewalks and bike lanes to schools from higher density residential areas**									
3.1		Improve shoulders on Martin Luther King Jr. Way to allow safe bicycle access		CDC, Utility[5]	US Health and Human Services (HHS) grants, Choice Neighborhood Grants, Public/Private investment	1994 WHCP, Alternative forms of transportation supported by 2015 SCAP			X	
3.2		Conduct feasibility study to create a walking/ bicycle path connecting Beacon Ave. S. to Martin Luther King Jr. Way	DNRP or annexing city	CDC, Utility[5]	TIB/WSDOT Pedestrian & Bicycle Safety	1994 WHCP			X	

	SWAP Priority/Goal	SWAP Actions	Responsible Entity*		Potential Funding[3]	Project Listed in Existing Plan?[4]	Preferred Timeframe/Priority			
			Lead[1]	Support[2]			Ongoing	0-2 Years	3-7 Years	8-10 Years
3.3		Establish east-west walking/ bicycle path along S. Langston Road from S. 129th St. and 64th Ave. S. or along S. 133rd St. from Martin Luther King Jr. Way to Renton Ave. So.	DOT/Roads or annexing city	CDC, Utility[5]	TIB/WSDOT Pedestrian & Bicycle Safety				X	
3.4		Complete sidewalk segments along S. 133nd St between Cambridge Park multi-family frontage improvements to 76th Ave S.	DOT/Roads or annexing city	CDC, Utility[5]	TIB/WSDOT Pedestrian & Bicycle Safety				X	
3.5		Construct sidewalk or marked and separated pathway along S. 124th St and 81st Pl to provide safe connection around the S.east side of Dimmit Middle School to 84th Ave S.	DOT/Roads or annexing city	CDC, Utility[5]	Choice Neighborhood Grants, SRTS GrantTIB/WSDOT Pedestrian & Bicycle Safety			X		
4.0	**Provide continuous pedestrian and bicycle access along streets, and parking lots throughout the community**		CDC	DOT/Roads	TIB/WSDOT Pedestrian & Bicycle Safety				X	
4.1		Construct sidewalk and shoulder or bike lane along Martin Luther King Jr. Way between 57th Ave. S. and S. 133rd Street	WSDOT	Utility[5]	TIB/WSDOT Pedestrian & Bicycle Safety	1994 WHCP			X	
4.2		Identify on-street bicycle routes that need improved signage and construct accordingly	DOT/Roads	CBO	TIB/WSDOT Pedestrian & Bicycle Safety	1994 WHCP			X	
4.3		Study preference/benefits of shoulder paving for a bike/pedestrian route on 2 different segments: S. 129th Street or S. 133rd Street	DOT/Roads or annexing city	CDC, Utility[5]	TIB/WSDOT Pedestrian & Bicycle Safety	1994 WHCP			X	
4.4		Pave and stripe shoulders or construct sidewalks or pedestrian pathway along S. 116th Street between 78th Ave. S. and 84th Ave. S.	DOT/Roads or annexing city	CDC, Utility[5]	TIB/WSDOT Pedestrian & Bicycle Safety	1994 WHCP				X
4.5		Pave and stripe shoulder or construct sidewalk along S. 122nd Street at Renton Ave S. (see Plan for more detail)	DOT/Roads or annexing city	CDC, Utility[5]	TIB/WSDOT Pedestrian & Bicycle Safety	1994 WHCP				X
4.6		Construct curb, gutter and sidewalk along 76th Ave S. at S. 128th Street to S. 124th Street to 80th Ave S.	DOT/Roads or annexing city	CDC, Utility[5]	TIB/WSDOT Pedestrian & Bicycle Safety	1994 WHCP				X
4.7		Construct curb, gutter and sidewalk along 126th Street between 76th Ave S. and 78th Ave S.	DOT/Roads or annexing city	Utility[5]	TIB/WSDOT Pedestrian & Bicycle Safety	1994 WHCP				X
4.8		Collaborate with the City of Seattle to connect the Chief Sealth Trail to King County's regional trails system	DNRP/Parks	City of Seattle, Utility[5]	TIB/WSDOT Pedestrian & Bicycle Safety	1994 WHCP, Alternative forms of transportation supported by 2015 SCAP				X
4.9		Construct sidewalk along S. Langston Rd between S. 132nd St and 76th Ave S.	DOT/Roads or annexing city	Utility[5]	TIB/WSDOT Pedestrian & Bicycle Safety					X
4.10		Construct sidewalk along S. 132nd St between S. Langston Rd and S. 133rd St.	DOT/Roads or annexing city	Utility[5]	TIB/WSDOT Pedestrian & Bicycle Safety					X
4.11		Construct sidewalk along S. 120th St between Beacon Ave and 68th Ave S.	DOT/Roads or annexing city	Utility[5]	TIB/WSDOT Pedestrian & Bicycle Safety					X
4.12		Construct sidewalk or marked and separated pathway along S. 120th Pl to provide connection to the parking and entrance area to Skyway Park from 68th Ave S arterial	DOT/Roads or annexing city	Utility[5]	TIB/WSDOT Pedestrian & Bicycle Safety					X
4.13		Construct sidewalk or marked and separated pathway along S. 123rd St to provide connection to the parking and entrance area to Skyway Park from the multi-family development cluster to the S. of Skyway Park.	DOT/Roads or DNRP/Parks or annexing city	Utility[5]	TIB/WSDOT Pedestrian & Bicycle Safety					X
4.14		Complete sidewalk segments along 84th Ave S. between Rainier Ave. to S. 124th St	DOT/Roads or annexing city	Utility[5]	TIB/WSDOT Pedestrian & Bicycle Safety					X
5.0	Improve vehicular connections between Skyway-West Hill neighborhoods									X
5.1		Install traffic signal and turn channels at intersection of Martin Luther King Jr. Way at 68th Ave. S.	WSDOT	Utility[5]	Federal or State Grant	1994 WHCP				X

	SWAP Priority/Goal	SWAP Actions	Responsible Entity*		Potential Funding[3]	Project Listed in Existing Plan?[4]	Preferred Timeframe/Priority			
			Lead[1]	Support[2]			Ongoing	0-2 Years	3-7 Years	8-10 Years
Health										
1.0	**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.**					1994 WHCP, 2009 Skyway Vision, 2012 Community Center Vision, Neighborhood Schools Roundtable	X			
1.1		Establish West Hill Community Center	CDC, RSD	CBO	US Health and Human Services (HHS) grants, Choice Neighborhood Grants, Public/Private investment		X			X
1.2		Identify funding for programs and services	CBO	DPH, DCHS	County Resources		X			
1.3		Provide community healthcare screenings (i.e. breast cancer, diabetes, blood pressure, etc.)	CBO	MP	Public/Private					
1.4		Provide/ expand community based services that are easily accessible to address drug and alcohol issues and anti-gang involvement	CBO, MP	DPH	US Health and Human Services (HHS) grants, Choice Neighborhood Grants, Public/Private investment			X		
2.0	**Pursue businesses and uses to locate in the Skyway Business District including those that provide health and professional services to residents**					1994 West Hill Community Plan, 2009 Skyway Vision, Supported by KC Health Needs Assessment 2015/2016	X			
2.1		Identify location and funding for community health clinic	CDC, MP	CBO, RSD	CDBG, Private/Public Investment		X			
2.2		Establish healthcare programs for youth with chemical dependency, mental health and domestic violence and other health issues	MP, CBO	DPH, RSD	US Health and Human Services (HHS) grants, Choice Neighborhood Grants, Public/Private investment		X			
2.3		Identify resources to operate a community mobile clinic	MP, CBO	CBO	Public/Private Investment		X			
2.4		Develop partnerships to increase resident healthcare services	CBO, MP	DPH, DCHS	Private and Public partnership		X			
2.5		Fully Implement Law Enforcement Assisted Diversion (LEAD) in Skyway-West Hill	KCSO, CLA	CBO	Public/Private Investment		X			
3.0	**Create an action group dedicated to healthy living and stewardship for community members of all ages**					2009 Skyway Vision		X		
3.1		Coordinate services to stabilize youth and their families impacted by loss of jobs, housing, or relocation from another sate or country integrate into our community	CBO	CLA, DCHS	Choice Neighborhood Grants, Public/ Private Investment		X			
3.2		Focus on increasing walking opportunities and other exercise programs, and access to healthy foods	CBO, CDC	DPH, DNRP	US Health and Human Services (HHS) grants, Choice Neighborhood Grants, Public/Private investment			X		
SMART, SUSTAINABLE GROWTH										
Goal: To ensure that as this community grows, it has the ability to provide resources for all residents to thrive and have a high quality living environment.										
1.0	**New redevelopment and in-fill in single-family neighborhoods should continue to be at the same size, scale and density as the traditional existing development 5 to 7 homes per acre on 3,000-5,000 square foot lots.**					1994 WHCP	X			
1.1		Continue to allow detached accessory dwelling units in residential zones on lots greater than 5,000 sq. feet	DPER	CDC	n/a		X			
1.2		New multi-family residential development is limited to 12 to 48 homes per acre, but a development should be allowed to exceed 48 homes per acre if the development provides public amenities and/or public infrastructure	DPER	CDC	CDBG, Choice Neighborhood Grants, Private/ Public Investment		X			
2.0	Convert existing industrial lands and uses into mixed use zones (commercial and multifamily residential)		DPER	CDC	CDBG, Choice Neighborhood Grants, Private/ Public Investment	1994 WHCP, Supported by 2015 SCAP	X			

	SWAP Priority/Goal	SWAP Actions	Responsible Entity*		Potential Funding[3]	Project Listed in Existing Plan?[4]	Preferred Timeframe/Priority			
			Lead[1]	Support[2]			Ongoing	0-2 Years	3-7 Years	8-10 Years
2.1		Change zoning in commercial areas to mixed-use to allow for commercial and multi-family residential development	DPER	Property Owners, CBO				X		
3.0	Abate and/or mitigate industrial uses that are not compatible and harmful to the surrounding residential uses		DPER	CDC	CDBG, Choice Neighborhood Grants, Private/ Public Investment	1994 WHCP, Supported by 2015 SCAP	X			
4.0	Remaining septic systems in use should be transferred to public sewer		Residents	Utility	Private/Public Investment	1994 WHCP	X			
5.0	Evaluate the drainage basin within the community for retention/detention facility needs, to correct existing and future storm-water run-off problems		DNRP/ Water	DPER	CDBG, Choice Neighborhood Grants, Private/ Public Investment	1994 WHCP, Supported by 2015 SCAP		X		
THRIVING EDUCATED YOUTH AND COMMUNITY										
Goal: To enhance the quality of life for youth and their families in the Skyway-West Hill area and to provide for needed human services and resources throughout the community.										
1.0	**Increase affordable recreational opportunities for all age ranges**		CBO	DNRP	Youth Sports Facility Grant (YSFG), Partnership to Improve Community Health Grant (PICH), Public/Private Investment		X			
1.1		**Support the establishment of sports leagues by CBO's for all ages**	CBO	DNRP	Public/Private Investment and partnership			X		
1.2		Undertake parks capital improvement projects to upgrade the physical infrastructure of Skyway Park	DNRP	CDC	YSFG, Community Partnership Grant (CPG), DRNP Grant			X		
1.3		Improve access, lighting and walkability	DNRP	CDC	PICH, CPG, DRNP Grant				X	
1.4		Develop play zones inside Skyway Park	DNRP	CBO	PICH, CPG, DNRP Grant				X	
2.0	**Support P-Patch gardens and Urban Farm that stimulates health and local economy and provide additional choices for healthy and fresh foods**		CDC	DNRP, DPH	CPG, Public/Private Investment	Supported by 2015 SCAP		X		
2.1		Fund a community farm and learning lab	CDC	DNRP, DPH	CPG, Public/Private Investment	Supported by 2015 SCAP		X		
2.2		Support the establishment of neighborhood/ pocket parks throughout the community	DRNP	CBO	CPG, DRNP Grant	Supported by 2015 SCAP				X
2.3		Support efforts to establish cultural garden with tourism, education and youth activities representing the diversity of the community	CBO	DNRP, DPH	Community Partnership Grant, DRNP Grant					X
3.0	Organize youth led activities and specific events that bring youth together		CBO	RSD, DCHS, DPH	Public/Private Investment		X			
Education										
1.0	**Strategic tutoring programs that focus on bilingual students**		CBO	CBO	DCHS-EER Stay in school program	1994 WHCP, 2009 Skyway Vision, Neighborhood School Roundtable	X			
1.1		**Increase early education/ preschool programs**	CBO	RSD, DCHS, KCSO, DPH	DPH- ECO Healthy Childcare, DCHS DDD/Early Intervention , KCSO School Resource Officer Program, DNRP - Brightwater Center Family Program			X		
1.2		Increase access to college and college preparation opportunities	CBO	DCHS, DPD, KCSC, DNRP, DAJD, KCSO	YFSA, Project Royal, Public Defense Royal Program, Academic success programs		X			
2.0	Develop youth job readiness and employment opportunities (summer jobs, internships etc.)		CBO		YFSA, Project Royal, Public Defense Royal Program,			X		
3.0	**Resource a tool library where residents can borrow tools and take classes to learn how to fix things**		CBO	CBO	Public/Private Investment		X			
Public Safety										

	SWAP Priority/Goal	SWAP Actions	Responsible Entity*		Potential Funding[3]	Project Listed in Existing Plan?[4]	Preferred Timeframe/Priority			
			Lead[1]	Support[2]			Ongoing	0-2 Years	3-7 Years	8-10 Years
1.0	**Create an action group dedicated to increasing/coordinating neighborhood watch programs**		KCSO	CBO	Private/Public Investment, County Funding	2009 Skyway Vision	X			
1.1		**Increase policy presence and patrol cars from the King County Sheriff's Department**	KCSO	CBO	County Funding		X			
1.2		Increase safety infrastructure in key public and commercial areas including area lighting, police call boxes and security cameras	CBO, KCSO		Public/Private Investment, County Funding, CDBG				X	
2.0	**Create an action group dedicated to establishing programs for at risk youth and individuals as alternatives to criminal and gang activity**		CBO, KCSO	CBO, DPD, DAJD	Private/Public Investment, County Funding	2009 Skyway Vision, Neighborhood School Roundtable	X			
2.1		Create an action group dedicated to working with King County Sheriff's Department and Prosecuting Office to pursue alternative community policing models.	CBO, KCSO	CBO	Private/Public Investment, Project LEAD		X			
2.2		Establish anti-gang activities that also help youth involved with gangs or at-risk of gang involvement (i.e. youth violence prevention, help w/ legal services, etc.)	CBO, KCSO	CLA	Private/Public Investment		X			
2.3		Create a Skyway Youth Council to advocate for issues that impact youth	CBO	CBO	Private/Public Investment		X			

	SWAP Priority/Goal	SWAP Actions	Responsible Entity*		Potential Funding[3]	Project Listed in Existing Plan?[4]	Preferred Timeframe/Priority			
			Lead[1]	Support[2]			Ongoing	0-2 Years	3-7 Years	8-10 Years
ECONOMIC PROSPERITY AND AFFORDABLE HOUSING										
Goal: Identify projects and opportunities to revitalize the commercial zones in Skyway including the Skyway Business district. Identify strategies to stabilize the average home price in the community for lower to moderate income families.										
***Opportunities for federal funding for Skyway West Hill local initiatives exist through: the Small Business Administration, the US Department of Housing and Urban Development, the US Department of Transportation, the US Department of Health and Human Services and other Federal agencies. Many of these Federal opportunities will require close coordination of the County and support across County Departments. Likewise, support from private and non-profit partners in soliciting funds will be essential. Opportunities exist to leverage and align current County resources to support neighborhood economic development, including: a Main Street Program, the Economic Opportunity Initiative and business district support through Levy support. Additional funds can support attracting private capital, build a Main Street Program, establish a Focus Area and Small-Scale Seed Grants, and provide small business technical assistance. Community Development Block Grant (CDBG) funding in support of NED - CDBG is the most common public funding source for economic development in low-income neighborhoods and can be used for a wide range of activities, such as real estate and business loans, small business technical assistance, and as grants to community-based organizations. Leveraging this funding to Skyway-West Hill and unincorporated areas for economic development programs is essential for a NED Strategy to be successful. King County and the State can collaborate with a CDC and or CBOs and identify opportunities to leverage CDBG or secure other competitive federal resources to support catalytic redevelopment projects in Skyway-West Hill and other Unincorporated Areas.**									
1.0	**Pursue businesses and uses to locate in the Skyway Business District**		CBO	CDC		2009 Skyway Vision				
1.1		**Develop the empty spaces between commercial buildings into mini-public plazas or green spaces that help increase cross cultural social and community connections**	CDC	CBO, DPER	Choice Neighborhood Grants (CDBG)			X		
1.2		**Landscape the street and sidewalks**	CDC, DOT Roads	DPER	CDBG	Supported by 2015 SCAP		X		
1.3		**Do a facelift of unattractive, old and plain building facades in Skyway Business District**	CDC	CBO	Public/Private Investment	Supported by 2015 SCAP		X		
1.4		Ensure that future development or redevelopment of commercial buildings within the Skyway Business district will be build directly along sidewalks	CDC	CBO, DPER	Public/Private Investment					
1.5		Purchase and maintain litter bins for the business district	CDC	CBO	Public/Private Investment	Supported by 2015 SCAP		X		
2.0	Create an action group dedicated to working with local governments (code enforcement) to resolve blighted and unhealthy structures, properties and land uses in the community		CDC, CBO	DPER	Public/Private Investment		X		X	
2.1		Hire a dedicated code enforcement officer for the Skyway-West Hill area	DPER	CBO	Public/Private Investment	2009 Skyway Vision		X		
2.2		Identify actions steps to collaborate with business owners and code enforcement to improve properties along Renton Ave. S.	CBO	DPER, CDC	Public/Private Investment	2009 Skyway Vision	X			
3.0	**Implement strategies to improve and revitalize the Skyway Business District (SBD)**		CDC	CBO	Public/Private Investment	2009 Skyway Vision		X		
3.1		**Develop a SBD economic and revitalization plan**	CDC	CBO	Public/Private Investment					
3.2		Develop a process for attracting businesses to the neighborhood	CDC	CBO	Public/Private Investment	2009 Skyway Vision				
3.3		**Launch a shop local campaign and create a space for home based businesses to visibly market their products or services**	CBO	CDC	Public/Private Investment	2009 Skyway Vision			X	
3.4		**Develop a local ownership business incubation site and microenterprise clinics**	CBO	CDC	Public/Private Investment	2009 Skyway Vision			X	
3.5		Create an action group dedicated to working with local governments and other community groups to establish a Local Improvement District	CBO	CDC	Public/Private Investment			X		
4.0	Implement economic development strategies for Skyway-West Hill residents									
4.1		**Launch a local jobs campaign**	CBO	CDC	Public/Private Investment			X		
4.2		Provide outreach and engagement for priority hire and workforce development opportunities in King County and City of Seattle	CBO	CDC	City of Seattle, King County	King County Ord. 17973, Seattle Council Bill 118282	X			
Housing										
1.0	Identify redevelopment opportunities, properties and funding to maintain and increase affordable housing units.		CDC	KCHA, DCHS	CDBG	1994 WHCP, Supported by King County Consortium Consolidated Housing and Community Development Plan for 2015 - 2019		X		
1.1		**Develop a model mixed-use project combining affordable housing with associated services**	KCHA	CDC	CDBG	1994 WHCP, Supported by King County Consortium Consolidated Housing and Community Development Plan for 2015 - 2019			X	

	SWAP Priority/Goal	SWAP Actions	Responsible Entity*		Potential Funding[3]	Project Listed in Existing Plan?[4]	Preferred Timeframe/Priority			
			Lead[1]	Support[2]			Ongoing	0-2 Years	3-7 Years	8-10 Years
1.2		**Develop mixed use housing for elderly with fixed incomes**	CDC	KCHA	Housing and Urban Development (HUD) Grants	Supported by King County Consortium Consolidated Housing and Community Development Plan for 2015 - 2019			X	
1.3		Develop private mixed-use housing with commercial and retail services							X	
2.0	**Look for ways to keep the average home price in the community affordable to lower and moderate income families**		CDC		Choice Neighborhood Grants (CDBG)	1994 WHCP	X			
2.1		King County should pursue land use policies and regulations that result in lower development cost. i.e. expedited plan reviews for projects providing permanent affordable housing	DPER	CDC	County Resources, Public/Private Investment					
2.2		King County should partner with local community development association or nonprofit with public and private lending institutions that will reduce housing financing costs for both builders, buyers/renters	DPER	CBO	Public/Private Investment					
2.3		Surplus County property in Skyway-West Hill should be prioritized for housing development and the County should consider conveying land to public or non profit housing developers and agencies below market cost	KCHA, DCHS	CDC	County Resources, Public/Private Investment					
2.4		Identify incentives and subsidy programs to preserve low income housing threatened by market forces and expiring federal subsidies.	KCHA, CDC	DCHS	Public/Private Investment					
2.5		Preserve and improve existing housing in redeveloping areas with the use of transfer development rights, tax credits and tax abatements for low income housing.	KCHA, DCHS	CDC	Housing and Urban Development (HUD) Grants, Community Development & Choice Grants					
2.6		Work with financial institutions and other housing agencies to expand affordable housing options i.e. artist live/work lofts.	CDC		Housing and Urban Development (HUD) Grants, Community Development & Choice Grants			X		
3.0	**Encourage new housing types that provide affordable ownership opportunities**		CDC		Public/Private Investment	Supported by King County Consortium Consolidated Housing and Community Development Plan for 2015 - 2019	X			
3.1		**Educate the community on housing issues and help people find or keep their homes, such as revolving loan fund, reverse mortgage program, community based repair program, foreclosure prevention, down payment assistance**	CDC	CBO, DCHS	County Funding	Supported by King County Consortium Consolidated Housing and Community Development Plan for 2015 - 2019		X		
3.2		Develop land trusts that provide affordable ownership opportunities and protect land values from becoming unaffordable for moderate income households.	CDC	DCHS	County Funding				X	
3.3		King County should exempt payment of impact fees to promote development of affordable rental or ownership housing.	DPER	CDC	County Funding			X		
3.4		Identify funding that would provide financial assistance for housing rehabilitation to home owners currently paying more than 30% of their income towards their mortgage, including mobile homeowners. Funding includes community based repair programs such as tool banks or painting programs.	CDC	CBO	Public/Private Investment			X		
4.0	**Conduct a housing needs assessment of the physical housing stock in the Skyway West Hill community**		DPER, DCHS	CDC	Choice Neighborhood Grants (CDBG), Private Investment		X			
5.0	**Support programs that help prevent homelessness such as emergency rental assistance or referrals to social service networks, landlord tenant disputes or fair rental contracts**		CDC	CBO	Choice Neighborhood Grants (CDBG), Private Investment		X			
5.1		Identify housing policies that help people with multiple housing barriers (such as evictions, criminal histories, large families) to secure safe, affordable housing	DCHS, CDC	KCHA	4 Culture Grant		X			
CULTURE, ART & INNOVATION										
Goal: Arts and culture activities introduce people to new ideas, ways to communicate and modes of thinking. Exposure to these things can generate creative thoughts in working and daily life, as well as build pride and character in the community.										
1.0	**Resource and support the community welcoming and marketing action group**		CBO	CDC	Public/Private Investment		X			
1.1		Coordinate existing community associations, efforts and activities with each other	CBO	CDC	Public/Private Investment		X			

	SWAP Priority/Goal	SWAP Actions	Responsible Entity*		Potential Funding[3]	Project Listed in Existing Plan?[4]	Preferred Timeframe/Priority			
			Lead[1]	Support[2]			Ongoing	0-2 Years	3-7 Years	8-10 Years
1.2		Build kiosks and signage along Renton Ave. that promotes awareness of local businesses	CBO	CDC	Public/Private Investment				X	
1.3		Place kiosk or LED signs at critical intersections throughout West Hill to announce community events in multiple languages	CBO	CDC	Public/Private Investment					X
2.0	**Create an action group dedicated to community beautification projects**		CBO	CDC	Public/Private Investment		X			
2.1		Major entrances to the Skyway-West Hill area and its neighborhoods could be identified and defined with signs, pavement markings and landscaping	CDC	CBO	County Funding					X
3.0	**Organize multi-generational and cross-cultural community events**		CBO	CBO	4 Culture Grant		X			
3.1		**Host a yearly parade, carnival or festival**	CBO		4 Culture Grant			X		
3.2		Organize events that engage a broad range of community members i.e. jazz fest, art walk, multi-cultural gathering, community gardens, art projects throughout the year	CBO	CBO	4 Culture Grant		X			
3.3		Honor the legacy and future of the community through murals, statutes and mosaics	CBO	CBO	4 Culture Grant				X	
3.4		Host a cultural food festival and cultural food cooking class	CBO	CBO	4 Culture Grant				X	
4.0	Create a studio for musicians to record (Overlaps with Economic Dev.)		CBO	CBO	Workforce Investment Act (WIA Grants), Youth Build Grants				X	
5.0	Establish music and art programs for youth		CBO	CBO	4 Culture Grant				X	
6.0	Form art, dance and theater group		CBO	CBO	4 Culture Grant				X	
	FOOTNOTES:									
	[1] Initiates, organizes, contributes the majority of time, and assumes primary responsibility for implementation.									
	[2] Assists lead, provides targeted research/expertise, contributes limited time, and plays a secondary role in implementation.									
	[3] Type/name of entity with dedicated funding source for the activity, if applicable. May include potential grants, capital projects, etc.									
	[4] Adopted plans where action appears and/or is supported by said plan and its policies.									
	[5] "Utility" here refers to any public, quasi-public, or private utility company that may have a facility within or adjacent to a public right-of-way. A utility may or may not have an active role in project.									
	*** Entity Acronyms:**									
	CDC = Community Development Corporation									
	CBO = Community Based Organizations (i.e., Neighborhood & Business Assoc., Faith-Based Organizations, Philanthropic Organizations, Local/Regional Community Resource Network)									
	DCHS = King County Department of Community & Human Services									
	DPER = King County Department of Permitting & Environmental Review									
	DNRP = King County Department of Natural Resources & Parks									
	DOT = King County Department of Transportation									
	DPH = King County Department of Public Health									
	RSD = Renton School District									
	MP = Medical Professional (i.e. Fire Department, Hospital, Clinic, Behavioral and Physical Health, Optometrists, Pharmacist)									
	CLA = Civil Legal Aid									
	Utility = (Skyway Water and Sewer District, Cable company, Seattle City Light, Olympic Pipeline, Natural Gas Provider)									

VII. Appendix

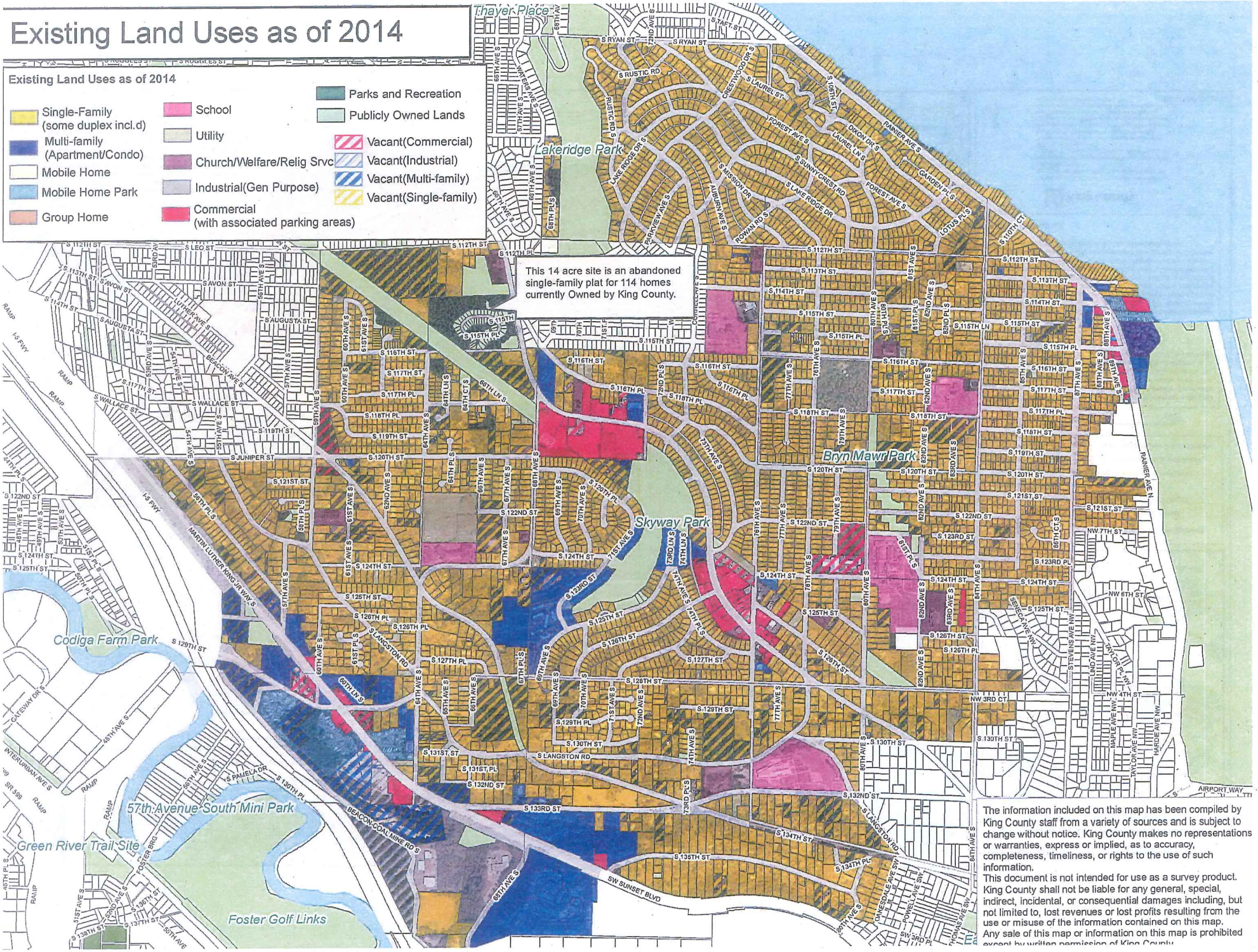
A. Existing Land Uses Map as of 2014
B. King County Comprehensive Plan Land Use Designations Map
C. Arterial and Local Streets with Bus Routes Map
D. Bike and Pedestrian System Map
E. King County DOT 2012 Transportation Needs Report for North Highline/[Skyway]-West Hill
F. Identified Transportation Facility Projects to be added to the 2012 Transportation Needs Report Map
G. Minority Demographics and Distance to Developed Parks in King County Map
H. Income Demographics and Distance to Regional Trails in King County Map
I. Skyway Park Legacy Plan

APPENDIX

A

Existing Land Uses Map

Existing Land Uses as of 2014



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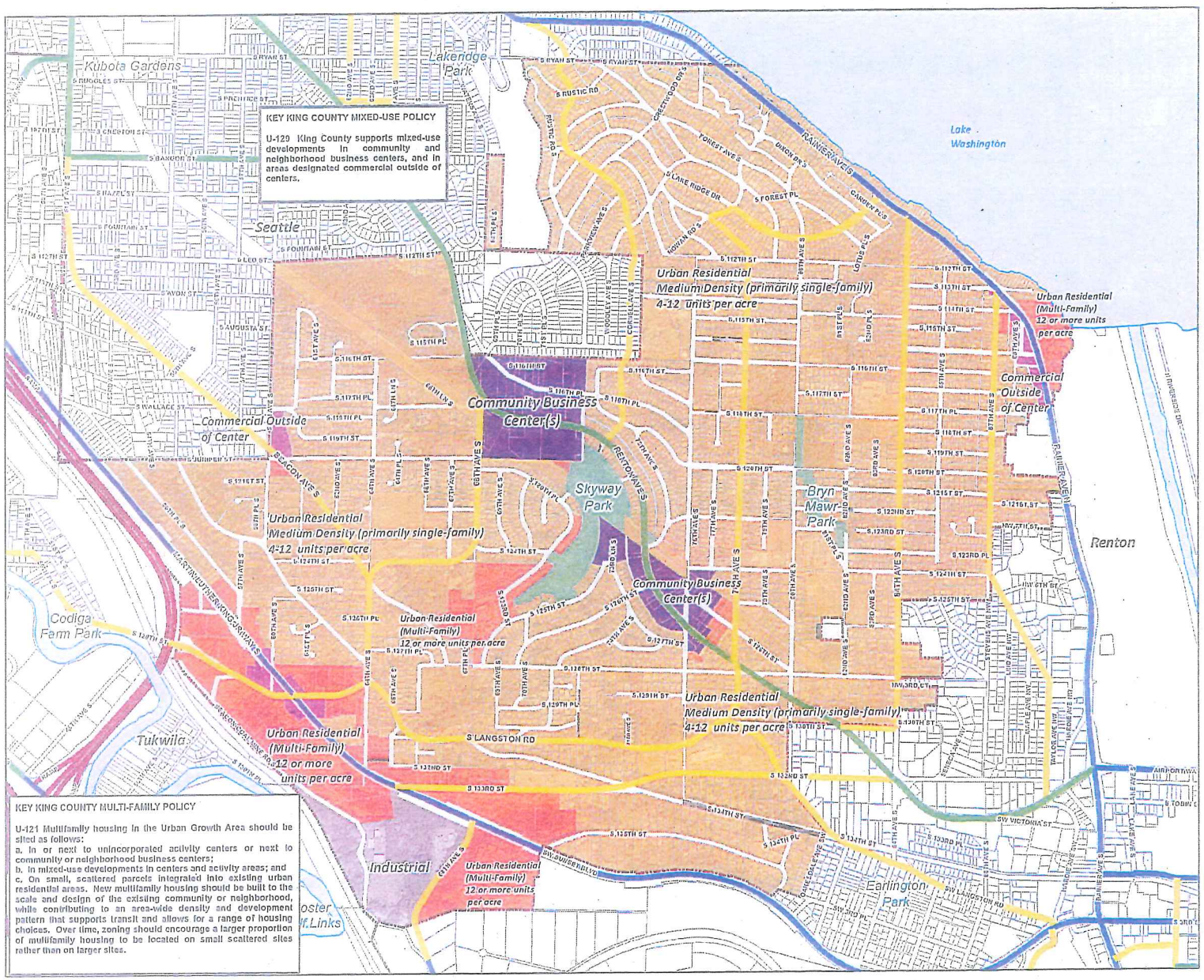
APPENDIX

B

King County Comprehensive Plan

Land Use Designations Map

Skyway-West Hill Community Plan: King County Comprehensive Plan Land Use Designations

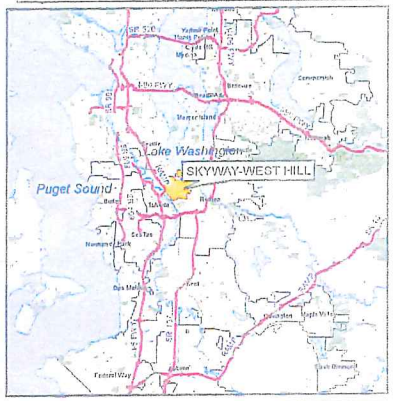


KEY KING COUNTY MIXED-USE POLICY

U-120 King County supports mixed-use developments in community and neighborhood business centers, and in areas designated commercial outside of centers.

KEY KING COUNTY MULTI-FAMILY POLICY

U-121 Multifamily housing in the Urban Growth Area should be sited as follows:
a. In or next to unincorporated activity centers or next to community or neighborhood business centers;
b. In mixed-use developments in centers and activity areas; and
c. On small, scattered parcels integrated into existing urban residential areas. New multifamily housing should be built to the scale and design of the existing community or neighborhood, while contributing to an area-wide density and development pattern that supports transit and allows for a range of housing choices. Over time, zoning should encourage a larger proportion of multifamily housing to be located on small scattered sites rather than on larger sites.



Road Class	KC Comp Plan Land Use Designation
Local Street	Community Business Center
Collector Arterial	Commercial Outside of Centers
Main Arterial	Industrial
Primary Arterial	King County Open Space System
Principal Arterial	Urban Residential, High (>12 du/ac)
	Urban Residential, Medium (4-12 du/ac)

0 625 1,250 2,500 Feet

Commericial Business Center (s) — primarily retail developments designed to serve a nearby market area of 15,000 to 40,000 people. Community business centers should be sited so they do not adversely affect other centers and are easily accessible by motor vehicles or public transportation, walking or bicycling. Community business centers should be designed to be compatible with adjacent residential uses, and should promote pedestrian and bicycle access.

KCCP Policies U-159 -163

Commercial Outside of Centers - This designation recognizes commercial uses predating the adoption of the county's first GMA-mandated comprehensive plan. These isolated areas were and remain located outside a designated urban center (unincorporated activity center, community business center or neighborhood business center). The CO designation is also appropriate as a transitional designation within certain potential annexation areas. In these areas, the county will utilize the memorandum of understanding and applicable comprehensive plan policies to determine the appropriate zoning to implement this transitional designation.

KCCP Policies U-169 -170

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N

September 04, 2014

APPENDIX

C

Arterial and Local Streets

With Bus Routes Map

Arterial and Local Street System with Bus Routes

Principal arterial—Provides for movement across and between large subareas of an urban region and serves predominantly "through traffic" with minimum direct service to abutting land uses.

Minor arterial—Provides for movement within the larger subareas bound by principal arterials.

Collector arterial—Provides for movement within smaller areas which are often definable neighborhoods, and which may be bound by arterials with higher classifications.

Local roads— These roads provide access to land uses and connections to the arterial system.

Metro Transit Bus Stops

Metro Transit Service Routes

Route #

101

102

106

107

143

Road Class

Local Street

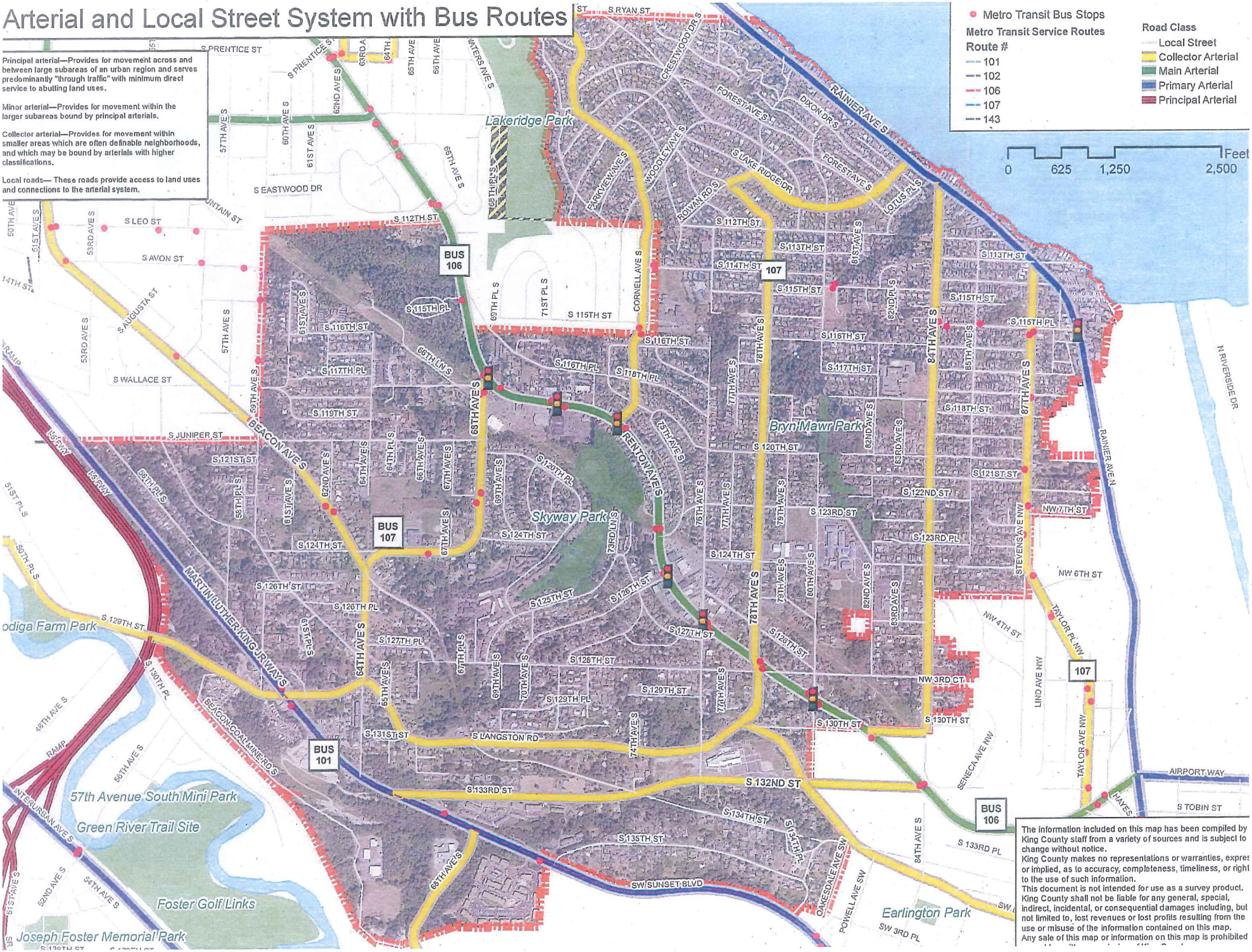
Collector Arterial

Main Arterial

Primary Arterial

Principal Arterial

0 625 1,250 2,500 Feet



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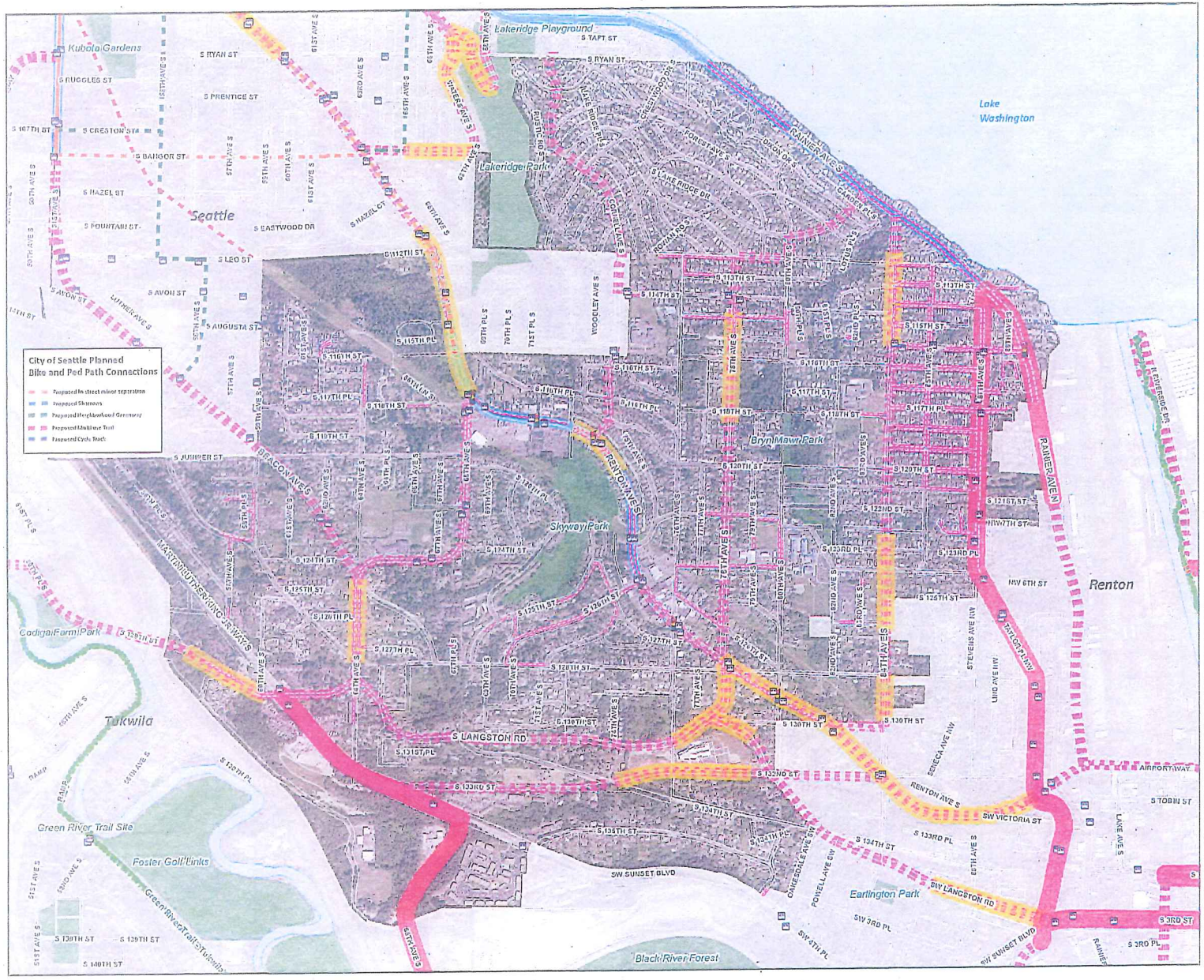
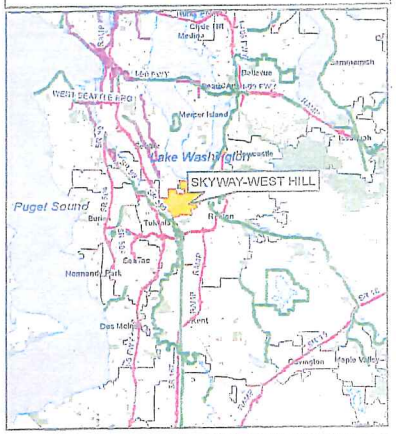
APPENDIX

D

Bike and Pedestrian System Map

Skyway-West Hill Community Plan: Bike and Pedestrian System





King County Pedestrian Facilities

- Trails in King County
- Sidewalk
- Parks in King County
- Metro Bus Stop

King County Bike Facilities

- Soft Surface Regional Trail
- Paved Regional Trail
- On Street Bike Lane
- Signed Bike Route
- Shared Roadway
- Caution Areas
- Steep Gradient on Roadways

0 600 1,200 2,400 Feet

Caution Areas (RED) - Areas where riders should be especially alert as routes may contain pavement rutting, cracks, bumps, expansion joints, natural or other debris on pavement surfaces, and vegetation which may encroach on routes or portions thereof. Riders should iso remain alert for areas of visual impairment and other irregularities that may impact rider and motorist ability to see each other or potential road hazards.

Steep Gradien (YELLOW) - General areas of steep grade (uphill/downhill) on roadways.

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September 09, 2014

APPENDIX

E

King County DOT 2012 Transportation Needs Report
for North Highline/Skyway-West Hill

Number	PAA	Location	Need	Priorities: ITS	Safety	Bridge	Reconst.	Guardrail	Operational	Capacity	Nonmotorized	TIER Level	Cost-000	Comments
County Subarea: North Highline / West Hill														
CORRIDOR: 1 Ave S														
ITS-26	Urban - North Highline PAA	1st Ave S./Myers Way ITS From SW 100th St. to SW 112th St.	ITS	Low								3	$1,020	Provide Intelligent Transportation System improvements which could include synchronized signals; transit signal priority; cameras; fiber optic communications
NM-0110	Urban - North Highline PAA	1st Ave S From S 102 St to S 108 St	Nonmotorized								High	5	$448	Construct AC shoulder (West Side)
CORRIDOR: 16 Ave SW														
OP-INT-78	Urban - North Highline PAA	16th Ave SW & SW 106 St	Operations						Medium			1	$273	Provide Left Turn Lane--Pedestrian Crossing Signals
300710	Urban - North Highline PAA	17th Ave SW From SW 100th St to SW 104th St	Nonmotorized									5	$0	See King County Capital Improvement Program (CIP) document or website for detailed project description including scope.
NM-5018	Urban - North Highline PAA	SW 104 St From 15 Ave SW To 17 Ave SW	Nonmotorized								High	5	$63	Provide Nonmotorized Facility
NM-5017	Urban - North Highline PAA	SW 102 St From 8 Ave SW To 17 Ave SW	Nonmotorized								High	5	$150	Provide Nonmotorized Facility

Number	PAA	Location	Need	Priorities: ITS	Safety	Bridge	Reconst.	Guardrail	Operational	Capacity	Nonmotorized	TIER Level	Cost-000	Comments
CORRIDOR: 76 Ave S														
NM-9939	Urban - West Hill PAA	76th Ave S From S 120 St to S 124 St	Nonmotorized								Medium	5	$224	Construct sidewalk (East Side)
NM-0004	Urban - West Hill PAA	76th Ave S From S 115 St to S 116 St	Nonmotorized								Medium	5	$79	Construct AC walkway
NM-5021	Urban - West Hill PAA	76th Ave S From S 124 St To S 128 St	Nonmotorized								High	5	$116	Provide Nonmotorized Facility
CORRIDOR: 78 Ave S														
NM-9938	Urban - West Hill PAA	78th Ave S From S 120 St to S 124 St	Nonmotorized								Low	3	$219	Construct sidewalk (East Side)
300214	Urban - West Hill PAA	78th Ave S From S 126 St To Renton Ave S	Nonmotorized						High			3	$103	Add sidewalk to west side of roadway
CORRIDOR: 8 Ave S														
NM-5020	Urban - North Highline PAA	8th Ave SW From SW 108 St To SW Roxbury St	Nonmotorized								High	5	$2,463	Provide Nonmotorized Facility
OP-RD-12	Urban - North Highline PAA	8th Ave S From S Seatlle City Limit To Glendale Way S/S 112 St	Capacity Minor						Low			3	$3,387	Widen Roadway

Number	PAA	Location	Need	Priorities: ITS	Safety	Bridge	Reconst.	Guardrail	Operational	Capacity	Nonmotorized	TIER Level	Cost-000	Comments
CORRIDOR: Meyers Wy - 1 Ave S														
NM-0302	Urban - North Highline PAA	1st Ave S From SW 108 St to SW 112 St	Nonmotorized								High	1	$86	Construct sidewalk (West Side)
OP-RD-50	Urban - North Highline PAA	1st Ave S. & Seattle C/L to Burien C/L	Operations						TBD			1	$7,450	Provide curb, gutter, sidewalk, drainage and landscaping
OP-RD-14	Urban - North Highline PAA	6th Ave S From Glendale Way/S112 St To Myers Way (1 Ave S)	Capacity Minor						Low			3	$2,485	Widen Roadway
CORRIDOR: Misc														
NM-9945	Urban - West Hill PAA	69th Ave S / S 125 St From S 128 St to 70 Pl S	Nonmotorized								Low	5	$165	Construct sidewalk (South Side)
RC-41	Urban - West Hill PAA	68th Ave S From Martin Luther King Way to Renton City Limits	Preservation				Low					2	$2,337	Walls both sides 20ft tall @$30/psf
GR-120	Urban - West Hill PAA	S 128 St From 64 Ave S to 76 Ave S	Safety					High				5	$23	Construct Guardrail
OP-INT-79	Urban - West Hill PAA	87th Ave S & S 124 St	Operations						Low			3	$320	Realign Intersection

Number	PAA	Location	Need	Priorities: ITS	Safety	Bridge	Reconst.	Guardrail	Operational	Capacity	Nonmotorized	TIER Level	Cost-000	Comments
300197	Urban - North Highline PAA	South Park Bridge #3179 RTID & 14th/16th Ave S.	Bridge			High						1	$0	See King County Capital Improvement Program (CIP) document or website for detailed project description including scope.
300115	Urban - North Highline PAA	14th Ave SW From SW 110 St to SW 116 St	Nonmotorized								TBD	5	$646	Improve walkway. Sidewalk on east side of roadway. Enclose ditches.
DR-6	Urban - West Hill PAA	S Langston Street to SR-900	Drainage									0	$500	Drainage improvement
NM-4012	Urban - West Hill PAA	80th Ave S From S 114 St to S 118 St	Nonmotorized								TBD	5	$33	Improve and widen shoulder (West Side)
NM-4071	Urban - North Highline PAA	22nd Place S From Des Moines Mem. Dr. S to Burien City Limits	Nonmotorized								TBD	4	$229	Improve walkway
NM-9920	Urban - North Highline PAA	28th Ave SW From SW Roxbury St to SW 102 St	Nonmotorized								Medium	5	$191	Construct AC shoulder (East Side)
NM-9928	Urban - North Highline PAA	11th Ave SW From SW 102 St to SW 106 St	Nonmotorized								Medium	5	$271	Construct AC shoulder (East Side)
NM-9937	Urban - West Hill PAA	S 120th St From 76 Ave S to 80 Ave S	Nonmotorized								Medium	5	$219	Construct sidewalk (South Side)
NM-9936	Urban - West Hill PAA	75th Ave S / S 122 St From Renton Ave S to 80 Ave S	Nonmotorized								Medium	5	$356	Construct sidewalk (South Side)

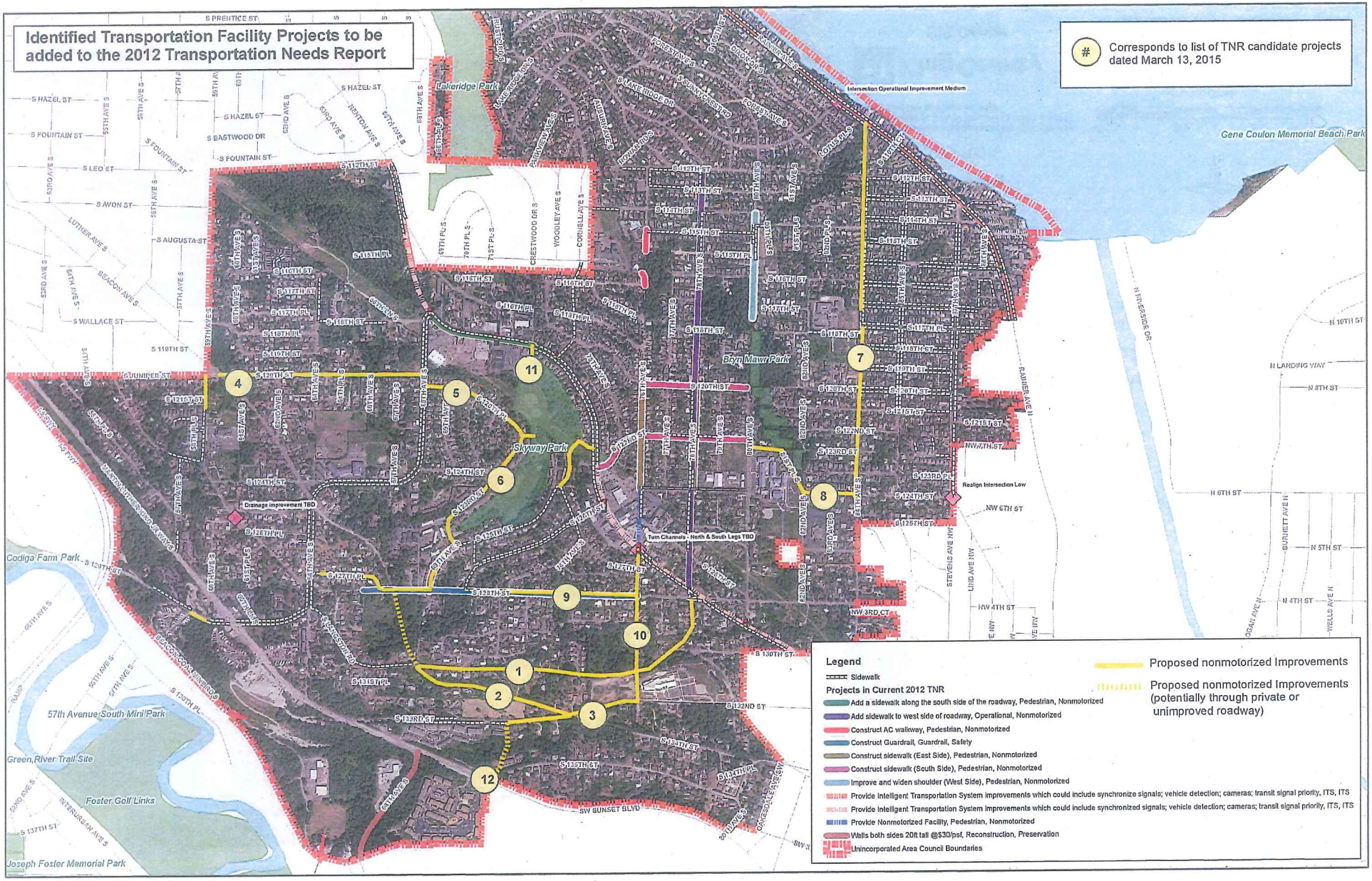
Number	PAA	Location	Need	Priorities: ITS	Safety	Bridge	Reconst.	Guardrail	Operational	Capacity	Nonmotorized	TIER Level	Cost-000	Comments
CORRIDOR: Rainier Ave S														
300114	Urban - West Hill PAA	Renton Ave S From 68 Ave S to 74 Ave S	Nonmotorized									2	$517	Add a sidewalk along the south side of the roadway
ITS-33	Urban - West Hill PAA	Rainier Ave S ITS From Seattle City Limits to Renton City Limits	ITS	Low								1	$2,449	Provide Intelligent Transportation System improvements which could include synchronize signals; vehicle detection; cameras; transit signal priority
SW-55	Urban - West Hill PAA	Rainier Ave S & Lakeridge Dr S	Operations		Medium							1	$1,494	Intersection Operational Improvement
CORRIDOR: Renton Ave S														
ITS-12	Urban - West Hill PAA	Renton Ave S ITS From Rainier Ave S to Rainier Ave N	ITS	High								2	$5,103	Provide Intelligent Transportation System improvements which could include synchronized signals; vehicle detection; cameras; transit signal priority
OP-INT-76	Urban - West Hill PAA	Renton Ave S & 76 Ave S	Operations						TBD			2	$818	Turn Channels - North & South Legs
CORRIDOR: Roxbury St														
300215	Urban - North Highline PAA	Roxbury Street From 28 Ave SW to 30 Ave SW	Nonmotorized									1	$129	Add sidewalk to south side of road

Number	PAA	Location	Need	Priorities: ITS	Safety	Bridge	Reconst.	Guardrail	Operational	Capacity	Nonmotorized	TIER Level	Cost-000	Comments
OP-RD-2	Urban - North Highline PAA	Roxbury St From 4th Ave SW to 30th Ave SW	Operations						TBD			1	$2,295	Widen from 4 to 5 Lanes: Improve Sight Distance
CORRIDOR: SW 112 St														
NM-4077	Urban - North Highline PAA	SW 112th St From Ambaum Blvd SW to 10 Ave SW	Nonmotorized								TBD	2	$229	Improve walkway
NM-9922	Urban - North Highline PAA	SW 112th St From 16 Ave SW to 26 Ave SW	Nonmotorized								High	5	$500	Construct AC shoulder (South Side)
NM-9930	Urban - North Highline PAA	SW 112th St From 1 Ave S to 4 Ave SW	Nonmotorized								High	5	$145	Construct sidewalk (North Side)

APPENDIX

F

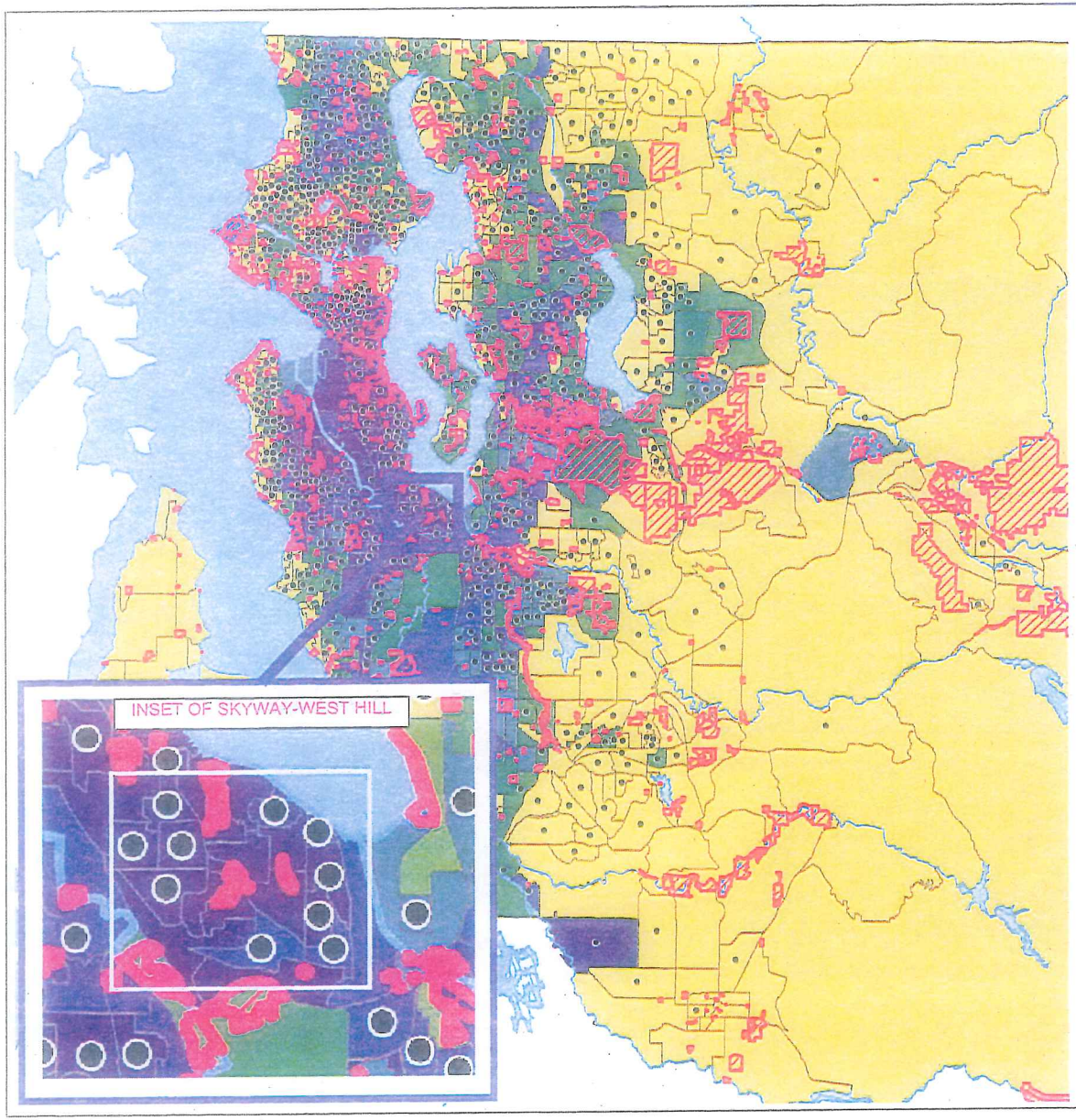
Identified Transportation Facility Projects to be added to the 2012 Transportation Needs Report


Identified Transportation Facility Projects to be added to the 2012 Transportation Needs Report
Corresponds to list of TNR candidate projects dated March 13, 2015
Lakeridge Park
Gene Coulon Memorial Beach Park
Bryn Mawr Park
Skyway Park
Cedar Park
57th Avenue South Mini Park
Green River Trail Site
Foster Golf Links
Joseph Foster Memorial Park
Intersection Operational Improvement Medium
Drainage improvement TBD
Turn Channels - North & South Legs TBD
Realign Intersection Low
Legend
Sidewalk
Projects in Current 2012 TNR
Add a sidewalk along the south side of the roadway, Pedestrian, Nonmotorized
Add sidewalk to west side of roadway, Operational, Nonmotorized
Construct AC walkway, Pedestrian, Nonmotorized
Construct Guardrail, Guardrail, Safety
Construct sidewalk (East Side), Pedestrian, Nonmotorized
Construct sidewalk (South Side), Pedestrian, Nonmotorized
Improve and widen shoulder (West Side), Pedestrian, Nonmotorized
Provide Intelligent Transportation System improvements which could include synchronize signals; vehicle detection; cameras; transit signal priority, ITS, ITS
Provide Intelligent Transportation System improvements which could include synchronized signals; vehicle detection; cameras; transit signal priority, ITS, ITS
Provide Nonmotorized Facility, Pedestrian, Nonmotorized
Walls both sides 20ft tall @$30/psf, Reconstruction, Preservation
Unincorporated Area Council Boundaries
Proposed nonmotorized Improvements
Proposed nonmotorized Improvements (potentially through private or unimproved roadway)

APPENDIX

G

Minority Demographics and Distance to Developed Parks in King County Map



Minority Demographics and distance to Developed Parks in King County

Category	Minority Pct Range	Ct BlkGrps	Total Population	Minority Population	Minority Pct Overall	Median Distance to Developed Parks (mile)
A	0.0 - 11.9%	474	465204	39334	8.46	0.00
B	12.0 -15.9%	225	245375	34164	13.92	0.00
C	16.0 - 21.4%	226	250239	46096	18.42	0.14
D	21.5 - 27.9%	212	241993	58912	24.34	0.15
E	28.0 - 39.9%	229	281031	93695	33.34	0.06
F	40.0 - 100%	214	253192	149326	58.98	0.15

Note: Information may not be completed for non-King County owned or operated parks or open spaces. Analysis is done for the best data available in our database.

Block group exceeding median distance

Developed Parks in King County

Census 2000 Block Groups Pct. Minority

- A 0.0 - 11.9%
- B 12.0 - 15.9%
- C 16.0 - 21.4%
- D 21.5 - 27.9%
- E 28.0 - 39.9%
- F 40.0 - 100%

This map portrays the population which is non-white plus the approx. 50% of Hispanic / Latino persons who identified their race as white

N

2 1 0 2 4 6 8 Miles

Jan. 10, 2008

King County

GIS Center

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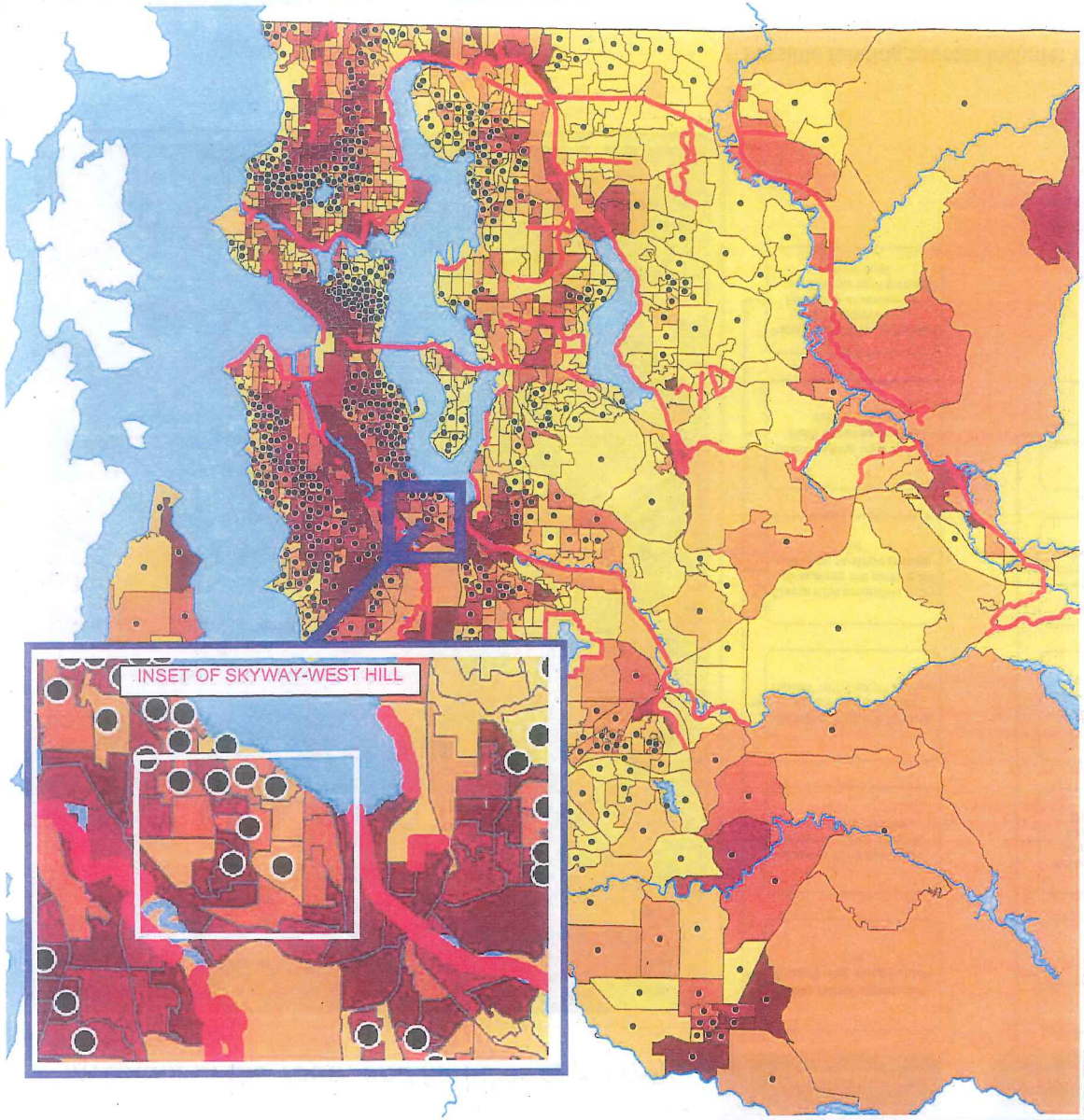
APPENDIX

H

Income Demographics and Distance to Regional Trails in King County Map



Income Demographics and Distance to Regional Trails in King County

Category	Median Household Income ($)	Ct BlkGrps	Total Population	Median Distance to Regional Trail (mile)
A	0 - 39999	305	367983	0.93
B	40000 - 47999	220	261113	1.08
C	48000 - 54999	207	210920	1.17
D	55000 - 62999	228	242973	1.13
E	63000 - 72999	242	255660	1.09
F	>= 73000	378	398385	0.92

- Block group exceeding median distance
- Regional Trails

Census 2000 Blk Grps Median Household Income in 1999

- A 0 - 39999
- B 40000 - 47999
- C 48000 - 54999
- D 55000 - 62999
- E 63000 - 72999
- F >= 73000

N

2 1 0 2 4 6 8 Miles

Jan. 10, 2008

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King County
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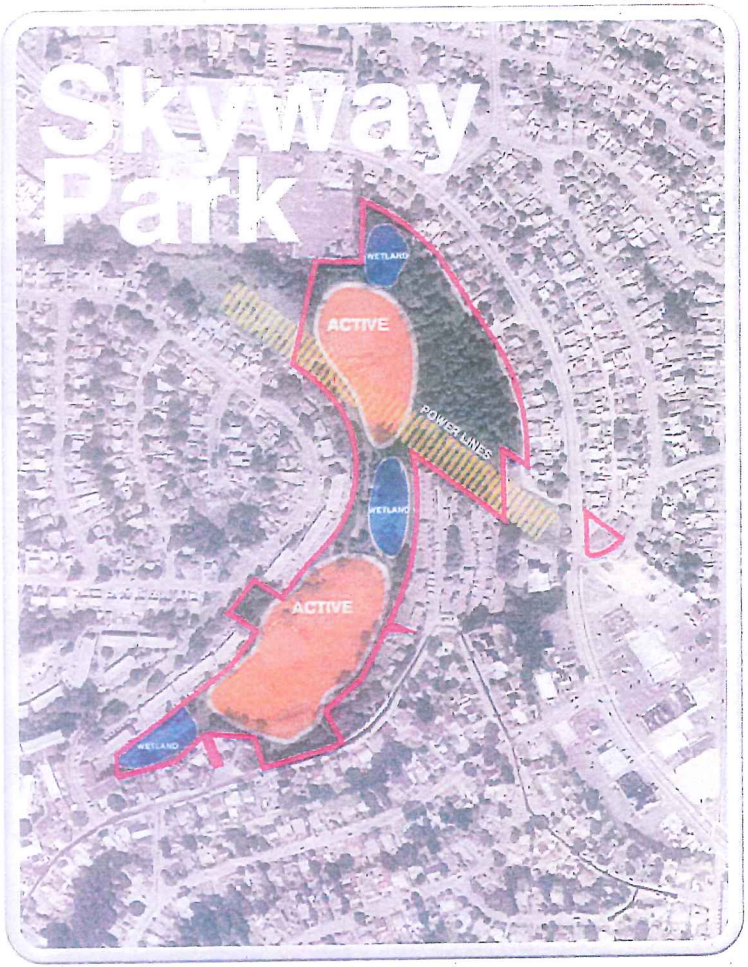
APPENDIX

I

Skyway Park Legacy Plan

Skyway Park Legacy Plan

Investing in the Youth and Families of Skyway



PHASE 1: Access, Lighting, & Walkability

- Create formal signage, art, & wayfinding along Renton Ave
- Acquire 72nd Ave S and renovate it into a well-lit park entry corridor
- Remove chain link fencing along parking lot and replace with logs on saddles
- Create ADA accessible entry points along the parking lot entrance; re-stripe parking lot
- Finish walking track around field; install perimeter safety lighting
- Install bus shelter at Renton Ave S & 75th Ave S. Formalize easement for maintenance path through private land

PHASE 2: Youth Sports & Programming

- Renovate Field #2 for Little League play
- Remove Field #3, replace w/ mod-soccer, low-ht basketball, & athletic training equipment
- Schedule public engagement events to promoet soccer and supply youth with free gear
- Renovate and reopen comfort station. Replace broken drinking fountains
- Develop hillside path into a formal bike/pedestrian trail

PHASE 3: Play Zones

- Paint road art on 72nd Ave S and convert it to a play zone
- Replace aging playground equipment
- Incorporate play mounds into north field design
- Resurface existing asphalt track

PHASE 4: Community Farm & Learning Lab

- Remove unused baseball field #1
- Create a fenced 1-acre urban farm (with storage access, water supply, and fencing)
- Create space and programming for farm learning lab in cooperation with Renton School District
- Create food distribution programs to benefit low-income families

Residents agree: the time is now to invest in Skyway Park!

- Read the report, including resident-driven ideas from the 2008 Skyway Park Vision here:

http://tinyurl.com/http-skywaypark-com

- Read the community priorities of over 1600 Skyway residents in this unprecedented community engagement document:

http://buildskywaywesthill.org/petition/

skywaysolutions
BUILDING COMMUNITY, HONORING DIVERSITY

Possible funding sources include: YSFG Grant, CPG funds, CSA grants, Partnerships for Parks, CFP (USDA), PICH (CDC), corporate donations, King Conservation District Grant, and local fundraising drives