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**King County**

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# SKYWAY-WEST HILL COMMUNITY SERVICE AREA SUBAREA PLAN

8

9 An Element of the King County Comprehensive Plan  
10 July 26, 2022

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61

## 62 Executive Summary

63  
64 Welcome to Skyway-West Hill's plan for the future. The goal of the Skyway-West Hill Subarea  
65 Plan is to make real, equitable improvements to the quality of life for everyone who lives, works,  
66 and plays in Skyway-West Hill. The Subarea Plan is a 20-year plan that establishes a  
67 community vision and policies to help achieve that vision. Implementation of the Subarea Plan  
68 happens through the County's land use and zoning maps and application of development  
69 regulations, budget decisions, and a Community Needs List. The Subarea Plan includes  
70 performance measures that the County and community can track over time to ensure we are  
71 working together to realize the community's vision.

72  
73 The Subarea Plan was developed by King County over several years with a robust community  
74 engagement effort. That engagement focused on building capacity, creating opportunities for  
75 meaningful input, and facilitating participation in the planning process by Skyway-West Hill  
76 residents and businesses, especially those that have not participated in community planning  
77 processes.

78  
79 The Subarea Plan begins with a description of the development of the Subarea Plan program  
80 and how this Subarea Plan fits within King County's broader planning efforts. The introduction  
81 provides a brief history of the community's planning efforts and describes how the Subarea Plan  
82 was shaped by the County's commitment to the shared values of equity and social justice.

83  
84 Chapter 1 includes the community vision statement that was generated by the community  
85 during past community planning efforts and was reaffirmed through this process.

86  
87 *"Skyway-West Hill will grow into a vibrant, walkable neighborhood where housing*  
88 *is affordable and local, community-based businesses are thriving. Skyway-West*  
89 *Hill will be an ethnically diverse and civically engaged community where the*  
90 *collective voice, wisdom, and expertise of its residents and business owners are*  
91 *vital in ongoing civic decision-making."*

92  
93 The vision statement is supported by a series of guiding principles that both informed the  
94 development of the Subarea Plan and provide additional context about the community's  
95 sentiments and priorities.

96  
97 Chapter 2 describes Skyway-West Hill's geography, population, and demographics. It also  
98 describes the government agencies, special service districts, and non-governmental agencies  
99 that are providing services and programs to the community.

100  
101 Chapters 3 through 8 are organized by topic and address specific conditions and needs of the  
102 Skyway-West Hill community. Many of the topics mirror those found in the *Comprehensive Plan*,  
103 which is King County's long-range guiding policy document. These chapters provide  
104 background and context on the topic area and a summary of the community's priorities received  
105 through engagement with community members. Each chapter provides subarea-specific policies  
106 that will guide County decision-making and investments for the next generation. The Subarea  
107 Plan policies focus and tailor the broader policies in the *Comprehensive Plan* to the specific  
108 conditions and needs of the community. The Subarea Plan chapters include:

- 109  
110 • Land Use 111 • Housing and Human Services

- 112 • Parks, Open Space, and Cultural
  - 113 Resources
  - 114 • Transportation
  - 115 • Services and Utilities, and
  - 116 • Economic Development
- 117
- 118 Along with the Subarea Plan, a set of implementation measures are proposed, including
- 119 amendments to King County’s development regulations and Land Use and Zoning Maps to
- 120 effectuate the priorities outlined by community and help guide future development consistent
- 121 with the Subarea Plan policies. These implementation measures and actions can be found in
- 122 Chapter 9.
- 123
- 124 The Subarea Plan includes 4 appendices.
- 125 • **Appendix A** is a collection of supporting maps and tables that cover a variety of
  - 126 technical topics in the Subarea Plan.
  - 127 • **Appendix B** is a plan for monitoring the implementation and performance of the
  - 128 Subarea Plan. It includes 5 standardized, numeric-based performance measures that
  - 129 can be tracked over time, and 5 Skyway-West Hill-specific qualitative implementation
  - 130 measures that tell the story of how the County is fulfilling the community vision.
  - 131 • **Appendix C** is an equity impact review of the Subarea Plan. This equity impact review
  - 132 identifies, evaluates, and communicates potential impacts associated with the
  - 133 development and implementation of the Subarea Plan.
  - 134 • **Appendix D** is a summary of the community outreach efforts completed during the
  - 135 development of the Subarea Plan. This summary describes the major themes and
  - 136 priorities expressed by the community.
  - 137
- 138 The development of the Skyway-West Hill Subarea Plan has been years in the making. This
- 139 plan centers the diversity of voices and lived experiences of those that call Skyway-West Hill
- 140 home. This Subarea Plan is the first step of many in the County’s commitment to continue to
- 141 work with the community to ensure the community’s vision is realized and that the residents and
- 142 businesses in Skyway-West Hill thrive.
- 143
- 144





145  
146

*Caroline Walker Evans Photography of the 2018 West Hill Community Association Skyway Outdoor Cinema*

## 147 Introduction

### 148 Why the County Plans

149 The places where people live, work, and play have a significant influence on physical, mental,  
150 and economic well-being and future success. The social, economic, geographic, political,  
151 physical, and environmental conditions of these places are known as the determinants of equity.  
152 Access to the determinants of equity is necessary for people to thrive and achieve their full  
153 potential regardless of race, income, or language spoken.

154  
155 Within King County, not all communities are built and resourced equally, and the determinants  
156 of equity vary disproportionately by neighborhood. Inequitable access to services, safe and  
157 affordable housing, transportation options, and jobs are more prevalent in some communities  
158 than others.

159  
160 Planning decisions made today on how housing and job growth will be accommodated can  
161 shape a community for generations to come. Skyway-West Hill is an established community  
162 within unincorporated King County with opportunities for redevelopment. Although  
163 redevelopment can bring benefits to the community, it is important to recognize that this growth  
164 may leave some residents behind and push others out. The policies in the Skyway-West Hill  
165 Community Service Area Subarea Plan (Subarea Plan) recognize that Skyway-West Hill's  
166 residents and businesses should benefit from potential redevelopment and have the resources  
167 they need to thrive.

168  
169 Planning is a key factor in promoting equity and social justice, affecting residents' ability to  
170 access the resources they need. Past land use and investment decisions have contributed to  
171 economic and social disparities, which have been felt in communities like Skyway-West Hill.  
172 *King County's Determinants of Equity Report* states that "identifying how the built environment

173 supports residents in improving quality of life, accessing jobs and housing is critical for  
174 promoting a healthy environment for all residents."<sup>1</sup>

175  
176 The purpose of the Subarea Plan is to make real, equitable improvements to the quality of life  
177 *for everyone* who lives, works, and plays in Skyway-West Hill. The County works to implement  
178 this through a variety of mechanisms, such as budget, policy, and programmatic decisions, in  
179 coordination and partnership with the community.

## 180 181 **Planning History**

182 Unincorporated areas of King County, such as Skyway-West Hill, are governed by the *King*  
183 *County Comprehensive Plan (Comprehensive Plan)* and the individual subarea plans that are  
184 elements of the *Comprehensive Plan*. The *Comprehensive Plan* is the long-range guiding policy  
185 document for King County, adopted under the requirements of the Washington State Growth  
186 Management Act.<sup>2</sup> It guides all land use and development in unincorporated King County, and  
187 guides provision of local and regional services throughout the County—including transit, sewers,  
188 parks, trails, and open space.

189  
190 Subarea plans address smaller geographies within the County and establish policies specific to  
191 the needs of those communities. Policies in the *Comprehensive Plan* and subarea plans are  
192 implemented through the King County Code (KCC), which includes development regulations  
193 and service-oriented plans, and the County budget.

194  
195 The King County Council adopted the *1994 Comprehensive Plan*, which used the term  
196 “community plan” to identify 12 large geographic areas of the County that had subarea plans.  
197 Generally, community-specific planning ended with the adoption of the *1994 Comprehensive*  
198 *Plan*, as the County moved towards countywide planning under the Growth Management Act.

199  
200 In 2011 and 2012, King County adopted an approach for engagement and service delivery in its  
201 unincorporated areas. Seven Community Service Areas (CSAs) were established to guide the  
202 work.<sup>2</sup> In 2015, the County reinstated long-range planning for its unincorporated communities  
203 and launched a Community Service Area Subarea Planning Program for 11 unincorporated  
204 communities located within the 7 CSAs. The West King County CSA covers the 5 major  
205 Potential Annexation Areas in urban unincorporated King County, which are Skyway-West Hill,  
206 North Highline, East Federal Way, Fairwood, and the East Renton Plateau. The other 6 CSAs  
207 cover the rural, unincorporated areas of Bear Creek/Sammamish, Snoqualmie Valley-NE King  
208 County, Four Creeks/Tiger Mountain, Greater Maple Valley/Cedar River, SE King County, and  
209 Vashon/Maury Island.<sup>3</sup>

210  
211 The scope and nature of this program has continued to evolve since the program was adopted.  
212 In 2020, the County updated the subarea planning program to ensure it was addressing the full  
213 range of community needs, centering equity in the planning process, and establishing  
214 performance measures to inform plans and to ensure the community’s vision is realized.<sup>4</sup>

215

---

<sup>1</sup> [The Determinants of Equity Report \(2015\)](#)

<sup>2</sup> Framework adopted by [Ordinance 17139](#), boundaries by [Ordinance 17415](#)

<sup>3</sup> [Motion 15142](#)

<sup>4</sup> [King County Comprehensive Plan](#)

216 The following is a summary of the planning history for Skyway-West Hill beginning with the last  
217 3 plans formally adopted by King County. These are followed by 4 other community planning  
218 efforts that happened between 2008 and 2015 but were not formally adopted by the County.  
219

## 220 Adopted Plans 1994 to 2020

### 221 WEST HILL COMMUNITY PLAN (1994)

222 Skyway-West Hill's last adopted community plan is the *1994 West Hill Community Plan and*  
223 *Area Zoning (Community Plan)*.<sup>5</sup> The *Community Plan* established a vision for Skyway-West  
224 Hill's residential neighborhoods and the Skyway Business District. The plan envisioned  
225 building a strong community identity through aesthetics and character of the built  
226 environment, support for seniors, revitalized commercial businesses, and improved  
227 pedestrian facilities. The plan addressed a broad range of issues such as community  
228 services, infill development, affordable housing, and beautification of the business district.  
229 Except for zoning updates to implement the Growth Management Act in the 1990s, this plan  
230 has not been updated or amended since its adoption.  
231

### 232 SKYWAY-WEST HILL LAND USE STRATEGY (2020)<sup>6</sup>

233 Between 2018 and 2020, the County worked with the community to create and adopt the  
234 *Skyway-West Hill Land Use Strategy - Phase 1 of the Skyway-West Hill Community Service*  
235 *Area Subarea Plan (Land Use Strategy)* that included a community vision statement, guiding  
236 principles, a series of neighborhood-specific policies related to the use of land. Concurrent  
237 with the *Land Use Strategy*, a set of associated land use and zoning map amendments were  
238 also proposed and adopted, aimed at supporting the community's vision in the *Land Use*  
239 *Strategy*.  
240

## 241 Other Community Planning Efforts 2008 to 2015

242 Between 2008 and 2015, community volunteers, local nonprofit groups, and the County have  
243 worked on planning efforts related to Skyway Park, neighborhood and commercial revitalization,  
244 and community action planning. These efforts were led by Skyway Solutions, the Pomegranate  
245 Center with support from King County's Community Enhancement Initiative, and the King  
246 County Department of Natural Resources and Parks.  
247

### 248 SKYWAY PARK COMMUNITY VISION (2008)<sup>7</sup>

249 This report identified several community enhancement goals, including: providing a safe  
250 environment for recreation and exercise; demonstrating sound environmental practices,  
251 such as wetland and forest restoration; being sensitive to concerns surrounding  
252 gentrification and equitably serving a culturally and economically diverse community; and  
253 leveraging the park's central location to improve neighborhood walkability and connectivity.  
254 Concepts for Skyway Park included a central plaza, amphitheater, off-leash dog park,  
255 children's play areas, playfields and athletic fields, community gardens, and trails through  
256 wooded areas.  
257

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<sup>5</sup> [Ordinance 11166](#)

<sup>6</sup> [Ordinance 19146, Attachments F and G](#)

<sup>7</sup> [Skyway Park Community Vision \(2008\)](#)



258 *COMMUNITY AGENDA FOR REVITALIZATION (2009)*<sup>8</sup>

259 This document created a vision for a positive and equitable Skyway with 6 key goals and a  
260 menu of actions to support each goal. The community agenda was a result of the efforts of  
261 over 100 Skyway residents. The document envisioned a future Skyway as a community rich  
262 in pride with strong ethics and participation, where all people feel safe, with a positive  
263 identity with distinction and local character, with a vibrant business district with strong local  
264 representation, known for its commitment to young people and creativity, and where people  
265 have access to safe parks, walking trails, and connections to healthy food. This plan  
266 identified 33 associated actions, each with individual work plans, to implement this vision.  
267

268 *COMMUNITY CENTER VISIONING PROCESS AND REPORT (2014)*<sup>9</sup>

269 A community center has been long desired in Skyway-West Hill as a place for residents and  
270 youth to recreate and connect. In 2014, Skyway Solutions, a locally based non-profit, hired a  
271 consultant to produce the *Community Center Visioning Report*, built from resident input  
272 during 3 community workshops, which created a conceptual building layout that included  
273 spaces such as play areas, learning spaces, gathering spaces, basketball court, swimming  
274 pool, and more. The report estimated a cost of \$10 million for site work and construction of  
275 such a community center.  
276

277 *SKYWAY-WEST HILL ACTION PLAN (2015)*<sup>10</sup>

278 In 2014 and 2015, King County Motions 14221<sup>11</sup> and 14351<sup>12</sup> called for a comprehensive  
279 update of the *Community Plan*. Around this time, the County was providing technical  
280 assistance to a community planning effort led by Skyway Solutions to update elements of  
281 the *Community Plan*. This planning effort resulted in the development of a local action plan  
282 called the *Skyway-West Hill Action Plan (SWAP)*. The *SWAP* was initially proposed to be  
283 included as an addendum to the *Community Plan* as part of the 2016 *Comprehensive Plan*.  
284 With the creation of the County's new subarea planning program in 2015 and an identified  
285 need to comprehensively update the *Community Plan*, the County did not adopt the *SWAP*.  
286 Instead, the *Comprehensive Plan* directed the County to work with the community to review  
287 the *SWAP* and to update the *Community Plan* within the context of the new subarea  
288 planning program. The *SWAP*'s planning principles helped inform the guiding principles of  
289 this plan and its action items were included in the separate, but related, Community Needs  
290 List planning effort.  
291

## 292 Community Needs Lists

293 A Community Needs List<sup>13</sup> specifies programs, services, and capital improvements that respond  
294 to community-identified needs in a CSA . A list is created for each of the 6 rural CSAs and each  
295 of the 5 large unincorporated urban areas of the West King County CSA, which includes  
296 Skyway-West Hill. These lists are developed and implemented using the tools and resources  
297 developed by the Office of Equity and Social Justice.  
298

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<sup>8</sup> [Community Agenda for Revitalization \(2009\)](#)

<sup>9</sup> [Skyway Community Center: Conceptual Design Report](#)

<sup>10</sup> [Skyway West Hill Action Plan \(2015\)](#)

<sup>11</sup> [Motion 14221 \(2014\)](#)

<sup>12</sup> [Motion 14351 \(2015\)](#)

<sup>13</sup> [King County Code Title 2 \(2.16.055.C\)](#)

299 As required by King County Code,<sup>14</sup> the Skyway-West Hill Subarea Plan adopts by reference  
300 the Skyway-West Hill Community Needs List and its associated performance metrics as  
301 adopted in Proposed Ordinance 2022-0161.  
302

### 303 Subarea Plan Structure

304 The Skyway-West Hill Subarea Plan is arranged in chapters that address many of the same  
305 topic areas as the overall *Comprehensive Plan* and focuses on specific policies that reflect  
306 community priorities. The Subarea Plan policies will guide public and private investments that  
307 will shape the community over the next 20 years.  
308

309 Chapters 3 through 8 are arranged in the following format:

- 310 • Background and context describing existing conditions and programs in place at  
311 adoption of the Subarea Plan
- 312 • Community priorities and needs describing the major themes gathered during the  
313 community engagement process
- 314 • Subarea-specific policies addressing long-range community needs  
315

316 To fulfill the community vision and policies contained within the Subarea Plan, implementation  
317 actions and measures are included in Chapter 9. These include a series of amendments to the  
318 Land Use and Zoning Maps, new and revised development conditions that apply to the subarea,  
319 designating the Skyway Business District and the immediate vicinity as an unincorporated  
320 activity center, inclusionary housing regulations to create affordable housing and reduce  
321 displacement, urban design standards, designation of the unincorporated activity center as a  
322 countywide center in regional planning, a community needs list, and performance measures.  
323

324 Implementation of the Subarea Plan and its ability to support the community to realize its vision  
325 will, in part, be the result of ongoing dialogue and collaboration between the County and  
326 community. It is important to note that implementation of the Subarea Plan requires balancing  
327 other policies and priorities that guide County actions and investments.  
328

### 329 Equity and Social Justice

330 King County abounds with opportunities, but those opportunities are not accessible to all who  
331 live in King County. As a local and regional government, King County recognizes this and is  
332 focusing on equity and social justice in its work through the Equity and Social Justice (ESJ)  
333 Strategic Plan.<sup>15</sup> The ESJ Strategic Plan is a blueprint for action and change that guides the  
334 County's pro-equity policy direction, decision-making, planning, operations and services, and  
335 workplace practices to advance equity and social justice within County government and in  
336 partnership with communities. The ESJ Strategic Plan lays out a set of shared values in which  
337 the County commits to being:

- 338 • Inclusive and collaborative,
- 339 • Diverse and people focused,
- 340 • Responsive and adaptive,

---

<sup>14</sup> King County Code [Title 2](#) (2.16.055.B.2.h)

<sup>15</sup> [Equity and Social Justice Strategic Plan \(2016-2022\)](#)

- 341 • Transparent and accountable,
- 342 • Racially just, and
- 343 • Focused upstream and where needs are greatest.

344  
345 Furthermore, the *Comprehensive Plan* states that King County “will identify and address the  
346 conditions at the root of disparities, engage communities to have a strong voice in shaping their  
347 future, and raise and sustain the visibility of equity and social justice. The goal is to start by  
348 focusing on prevention and addressing the fundamental causes of the inequities to have a  
349 greater overall impact.”<sup>16</sup>

350  
351 Development of the Subarea Plan was shaped and guided by these values and goals, as well  
352 as the equity requirements in King County Code.<sup>17</sup> Engagement with the Skyway-West Hill  
353 community strove to be as inclusive and collaborative as possible, while centering and lifting the  
354 voices of those who would be most impacted.

355  
356 An analysis of equity impacts associated with the Subarea Plan policies, as well as associated  
357 implementation, is included in Appendix C to this plan.

358  
359

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<sup>16</sup> [King County Comprehensive Plan \(2020\)](#), Page 1-21

<sup>17</sup> [King County Code Title 2 \(2.16.055.B.2.d\)](#)



360

## 361 Chapter 1: Community Outreach, Vision, and Guiding 362 Principles

363 This Subarea Plan establishes a vision for the urban unincorporated community of Skyway-  
364 West Hill, including the neighborhoods of Bryn Mawr, Campbell Hill, Earlington, Hill Top,  
365 Lakeridge, Panorama View, Skycrest, and Skyway. The following community vision statement  
366 and guiding principles were created based on the collective community input gathered during  
367 the development of this Subarea Plan.  
368

### 369 Community Outreach

370 Development of this Subarea Plan was driven by a robust community input and outreach  
371 program. The outreach work focused on building capacity, creating opportunities for meaningful  
372 input, and facilitating participation in the planning process for community members and  
373 businesses who reflect the diverse communities of Skyway-West Hill. The approach was  
374 intentional about including those who have not historically been included in community planning  
375 processes.  
376

377 The public outreach process for this Subarea Plan was undertaken in 2 phases as outlined  
378 below. The work included discussions with Skyway-West Hill businesses, community groups,  
379 youth, communities whose primary language is other than English, seniors, and many residents.  
380 As experts on the assets and needs in its neighborhoods, community contributions are central  
381 to the scope and content of this Subarea Plan.  
382

383 **Phase 1 - 2018-2020:** During this time, King County worked with community to create the *Land*  
384 *Use Strategy*. This work included gathering input from Skyway-West Hill residents on values,  
385 aspirations, and vision. Community members were interviewed to learn about their  
386 opportunities, challenges, and conditions in Skyway-West Hill. The results of this effort were the  
387 community vision, associated policies to achieve that vision, and a framework for future  
388 planning, including developing the Community Needs List.  
389

390 The process began with a community open house in October 2018 to gather initial input from  
391 the community. Based on feedback at that meeting, the County updated and extended the  
392 public engagement process to enable participation by a broader group of community members.  
393 The public outreach process included conducting 22 community member interviews, 4 focus  
394 groups, an online survey, 2 community forums, and County participation at local community  
395 group meetings.  
396

397 During this time, the County heard from community about issues and priorities other than land  
398 use. In July 2020 the King County Council adopted the *Land Use Strategy* and directed  
399 development of the Subarea Plan. The engagement and feedback gathered in this first phase  
400 formed the foundation for work with the community in the second phase of the Subarea Plan,  
401 described below.

402  
403 **Phase 2 –2020-2021:** This phase focused on policy areas raised by the community other than  
404 land use. This second phase of community engagement was combined with community  
405 conversations about the development of the Community Needs List and the County’s Skyway-  
406 West Hill and North Highline Anti-Displacement Strategies Report.<sup>18</sup> This phase included  
407 several overlapping stages:

- 408  
409 • Stage 1 – July 2020: An updated community engagement plan was created with input  
410 from several community leaders and the King County Office of Equity and Social Justice.  
411 The objective was to hear from a wider variety of residents and other interested parties,  
412 with an intentional focus on ensuring that the diverse and historically underrepresented  
413 voices of the community were reflected in the Subarea Plan.
- 414 • Stage 2 – August 2020 to September 2021: This phase of engagement started early in  
415 the COVID-19 pandemic, when in-person meetings and gatherings were prohibited to  
416 protect public health.

417 Although the pandemic limited face-to-face community engagement, it created  
418 opportunities to reach more residents through electronic engagement. An online  
419 engagement hub was utilized that included built-in translation services allowing  
420 information to be translated into the multiple languages. The online survey tool was  
421 revised several times to keep the content fresh and draw additional respondents to the  
422 platform. The first version of the survey had over 100 participants. The second version,  
423 which was arranged around the 5 planning concepts of the Skyway-West Hill Action  
424 Plan, asked residents to rate the importance of a range of community identified needs.  
425 The second version of the survey had over 4,000 responses.

426 Understanding that not all people have access to technology and the internet, the  
427 County used other methods to reach those who could not access information  
428 electronically. Postcards offering a phone number to collect community priorities were  
429 sent to every mailing address in the subarea. The postcard message was translated into  
430 Skyway-West Hill’s top 5 languages of Spanish, Somali, Vietnamese, Chinese, and  
431 Tagalog.

432 County staff also participated in 6 Skyway Resource Center events hosted by the  
433 Renton Innovation Zone Partnership<sup>19</sup> to distribute masks and hand sanitizer to  
434 community members, while sharing information about the planning process and listening  
435 to community concerns.

- 436 • Stage 3 – October 2020 to June 2021: King County facilitated a series of 5 community-  
437 centered workshops on affordable housing and anti-displacement strategies for North  
438 Highline and Skyway-West Hill. The community identified affordable housing and anti-  
439 displacement strategies as priorities during early engagement for the two Subarea

---

<sup>18</sup> [The Skyway-West Hill and North Highline Anti-displacement Strategy Report](#) analyzes and makes recommendations for a suite of actionable anti-displacement strategies for the Skyway-West Hill and North Highline subareas.

<sup>19</sup> [Renton Innovation Zone Partnership](#)



440 Plans. The workshop series covered a range of anti-displacement strategies, with 3  
441 additional community discussions on inclusionary housing and how it might be applied to  
442 both subareas. The meeting series was co-created with 6 community leaders from  
443 Skyway-West Hill and North Highline.

444 • Stage 4 – April 2021 to April 2022: Through a contract with the Urban Family, a local  
445 community-based organization, the County initiated the Skyway Community Voices  
446 Project. This project was created to engage with residents who were historically  
447 underrepresented in community planning processes. The Skyway Community Voices  
448 Project hosted 2 virtual community meetings and connected directly with area residents  
449 at Urban Family’s events. The project partners worked closely with community members  
450 throughout the process to help explain the details, encourage participation, and identify  
451 community priorities for this Subarea Plan and the Community Needs List.

452 • Stage 5 – September 2021 to December 2021: On September 30, 2021, a public review  
453 draft of the Subarea Plan and the associated map amendments were published on the  
454 County website, condensed as an online survey, and hard copies were distributed at the  
455 Skyway Library. The release of the public review draft was publicized through emails,  
456 social media, a press release and a direct mail flyer sent to every address in Skyway-  
457 West Hill. The comment period was initially expected to be 4 weeks long but was  
458 extended twice at the request of the community and closed on December 19, 2021.  
459 Subarea plan materials were shared at virtual community meetings hosted by the  
460 Community Voices Project, the West Hill Community Association, and community  
461 leadership forums hosted by the Councilmember representing Skyway-West Hill.

462 The County prepared a “Readers Guide” of the Subarea Plan and the associated map  
463 amendments after receiving community feedback on initial materials and the difficulty of using  
464 the built-in translation services to the online hub. The guide was translated into Spanish,  
465 Vietnamese, and Somali and published on the County website. The County also contracted with  
466 consultants to prepare visual materials for some of the map amendments.  
467 More detail on the community engagement for the Subarea Plan development, the results, and  
468 some lessons learned for future engagement is provided in both Appendix C, Equity Impact  
469 Review and Appendix D, Community Engagement.

470

## 471 Community Vision Statement

472 The community vision is an aspirational, forward-looking statement of how the community wants  
473 to be over the next 20 years guided by input from community members through the Subarea  
474 Plan process.

475

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

480

## 481 Guiding Principles

482 The following guiding principles support the community vision and were used by the County to  
483 inform and direct the development of the Subarea Plan. The guiding principles were developed  
484 based on several years of dialogue and work with the community on the Subarea Plan, drawing  
485 from prior community planning efforts, such as the Skyway-West Hill Action Plan, and other

- 486 community conversations. They express the community’s sentiments around a range of  
487 community issues discussed during the planning process.
- 488 a. Support community health by providing opportunities to access fresh foods, as well as  
489 routes and trails for walking and bicycling.
  - 490 b. Create healthy connected neighborhoods where residents have safe and adequate  
491 means to connect with their neighbors, schools, community services and programs, and  
492 local businesses.
  - 493 c. Encourage equitable development by promoting access to a variety of housing choices,  
494 incentivizing the creation of public amenities, addressing displacement, encouraging  
495 economic opportunity, and cultivating neighborhood character.
  - 496 d. Create sustainable, vibrant, and walkable business districts that provide opportunities for  
497 local businesses to succeed and jobs for area residents.
  - 498 e. Protect existing and create new affordable housing that focuses on preventing  
499 displacement and providing options and opportunities for Skyway-West Hill residents to  
500 remain in their community.
  - 501 f. Ensure the community grows in a well-planned and sustainable way and that it has the  
502 resources necessary for all its residents to thrive and enjoy a high quality of life.
  - 503 g. Ensure Skyway-West Hill’s youth are thriving and engaged in local decision-making so  
504 they can advocate for and receive the services and resources they and their families  
505 need to succeed.
  - 506 h. Promote the development of community-desired amenities and enrich the community’s  
507 diverse physical and cultural assets.
  - 508 i. Inform all policies, regulations, and County actions affecting Skyway-West Hill with the  
509 principles of equity and social justice.
  - 510 j. Protect and enhance the existing character of the community’s residential  
511 neighborhoods and enhance connections between these areas and business districts.

512  
513 The purpose of the Subarea Plan is to make real, equitable improvements to the quality of life  
514 for *everyone* who lives, works, and plays in Skyway-West Hill. Guided by the community vision,  
515 equitable improvements should encompass thoughtful development that builds individual and  
516 collective wealth and supports the health and well-being of current and future community  
517 members without displacing people or businesses. Making real, equitable improvements means  
518 providing ways for implementing thoughtful development in partnership with the community  
519 while respecting the community’s wisdom, creativity, diversity, and sense of place.  
520



Map concept provided by West Hill Community Association

## 521 Chapter 2: Community Description

522 Skyway-West Hill is an urban unincorporated area located in King County. Skyway-West Hill is  
523 situated at the south end of Lake Washington and is bordered by the City of Seattle to the north,  
524 the City of Renton to the south and east, and the City of Tukwila to the west. The area is almost  
525 3-square miles in size with a population of approximately 18,000 people,<sup>20</sup> making it the  
526 County's fourth most populous urban unincorporated area, after Fairwood, East Federal Way,  
527 and North Highline. Skyway-West Hill is comprised of the neighborhoods of Bryn Mawr,  
528 Campbell Hill, Earlington, Hill Top, Lakeridge, Panorama View, Skycrest, and Skyway.

529  
530 This chapter discusses some of the current context and characteristics of the community at the  
531 time of the Subarea Plan adoption. Additional supporting information and data can be found in  
532 Appendix A: Supporting Maps and Tables.  
533

### 534 Community History

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

<sup>20</sup> All of the demographic data for this chapter was drawn from the US Census Bureau, 2020 American Community Survey 5-year Estimates, unless noted otherwise.

542  
543 However, the area did not begin to develop into a full-fledged residential community until the  
544 1940s, when local land developers began subdividing the land. The new, modest single-family  
545 homes were attractive to employees of Boeing’s aircraft plant in Renton. Development  
546 increased rapidly after World War II when soldiers and their families returned to the area.  
547 According to U.S. Census estimates, roughly 57% (3,957 housing units) of housing in the area  
548 was constructed between 1940 and 1969. The available supply of modest, affordable homes  
549 and land, as well as its location convenient to Seattle and Lake Washington, made it a desirable  
550 place for soldiers and others to settle.

551  
552 **Residential Population**  
553 For the purposes of summarizing the area, the socioeconomic characteristics of the Bryn Mawr-  
554 Skyway Census Designated Place (CDP) are used with data from the 2020 American  
555 Community Survey 5-year estimates. As of the 2010 Census, the Bryn Mawr-Skyway CDP was  
556 mostly comprised of 2 census tracts. One encompasses the Lakeridge and Bryn Mawr  
557 neighborhoods on the north side of the subarea, between Renton Avenue S and Lake  
558 Washington. The other tract includes Skyway, Earlington, and Campbell Hill and is located  
559 south of Renton Avenue S. The census tracts that make up the CDP were revised for the 2020  
560 Census, but the data that informed the Subarea Plan used the 2010 Census tracts that were  
561 available when the Subarea Plan was developed.

**Table 1. Skyway-West Hill Population Data**

	<b>Bryn Mawr-Skyway CDP</b>	<b>King County</b>
Population	17,643	2,225,064
Average household size	2.6	2.4
Median age	41.2	37
Males	47%	50%
Females	53%	50%
Youths (under age 18)	19%	20%
Seniors (over age 65)	17%	13%
Persons with disabilities <sup>21</sup>	12%	10%
<b>Income and Poverty</b>		
Median household income	76,190	99,158
Population below poverty line	8%	8%
<b>Race and Ethnicity</b>		
White, not Hispanic/Latino	32%	58%
Black or African American	23%	7%
American Indian and Alaska Native	0.3%	1%
Asian	28%	18%
Native Hawaiian or Other Pacific Islander	1%	1%
Some Other Race	8%	4%

<sup>21</sup> Does not include individuals who are institutionalized



Two or More Races	7%	7%
Hispanic or Latino (of any race)	9%	10%
<b>Language and Foreign-born Population</b>		
Limited English-speaking households	8%	6%
Percent foreign born	32%	24%
<b>Housing</b>		
Owner-occupied households	60%	57%
Renter-occupied households	40%	44%
Cost-burdened households (owner- and renter-occupied)	41%	34%

564  
565 Between 2000 and 2020, Skyway-West Hill experienced significant growth. In that time, the total  
566 population of the subarea increased by 26% to approximately 17,600 residents. These numbers  
567 only tell a small part of the story, however. The following sections discuss in more detail the  
568 socioeconomic characteristics of the Skyway-West Hill community, and the figures in Appendix  
569 A: Supporting Maps and Tables provide additional detail.  
570

571 *HOUSEHOLD INCOME AND POVERTY*

572 The median annual household income in Skyway-West Hill is \$76,190, which is 30% lower than  
573 the countywide median of \$99,158. An estimated 1,368 individuals ( 8%) in Skyway-West Hill  
574 lived below the poverty line in 2020.<sup>22</sup> Approximately 21% of youth under 18 years of age lived  
575 below the poverty level in 2019, which was twice the county percentage (10%) for that year.<sup>23</sup>  
576

577 *RACIAL AND ETHNIC COMMUNITIES*

578 Skyway-West Hill is 1 of 3 communities in King County in which people of color constitute the  
579 majority of the population, along with the cities of SeaTac and Tukwila. Skyway-West Hill has  
580 the highest proportion of Black and African American residents of any community in Washington  
581 at 23%. It also has fourth-highest percentage of Asian residents (28%; most of whom are  
582 Vietnamese) of any community in Washington. White residents who are not Hispanic or Latino  
583 represent 32% of the community (the lowest percentage of any community in King County) and  
584 Hispanic/Latino residents represent 9% of the community.  
585

586 *COMMUNITIES WHO SPEAK A PRIMARY LANGUAGE OTHER THAN ENGLISH*

587 Skyway-West Hill has the highest percentage of people who speak an Asian or Pacific Island<sup>24</sup>  
588 language at home (23%) and among the lowest rates of English only spoken at home (60%) of  
589 any community in the state. In 2020, approximately 40% of the community spoke a language  
590 other than English at home. The predominant languages spoken in Skyway-West Hill today are  
591 Vietnamese, Tagalog, Spanish, Chinese, and Russian, in addition to English. About 22% of the  
592 community have limited English proficiency.  
593

<sup>22</sup> A family of four making about \$25,000 or less is considered at or below the poverty line, according to the [US Department of Health and Human Services](#).

<sup>23</sup> 2020 ACS 5-Year estimates for Skyway-West Hill showed a drastic drop in poverty among youth under 18, with only 8 percent of youth living below the poverty line. However, this drop was within the margin of error and is an anomaly compared to the estimates from the previous five years.

<sup>24</sup> Asian and Pacific Island languages include Chinese, Japanese, Korean, Hmong, Vietnamese, Khmer, Tagalog, Thai, Lao, and other languages of Asia according to the US Census Bureau.



594 *YOUTH*

595 Youths under 18 years old comprise about 19% of Skyway-West Hill's population, roughly equal  
596 to the countywide percentage (20%).

597

598 *SENIORS AND ELDERLY RESIDENTS*

599 About 17% of the population in Skyway-West Hill is over 65 years of age, which is slightly higher  
600 than King County as a whole (13%).

601

602 *PERSONS WITH DISABILITIES*

603 About 12% of the population in Skyway-West Hill identify as having a disability that may include  
604 challenges with mobility or cognitive function. This figure is slightly higher than the proportion  
605 found among all county residents (10%). Those with disabilities are most likely to be over the  
606 age of 65.

607

608 *RENTERS AND HOMEOWNERS*

609 About 40% of the households in Skyway-West Hill rent their homes, which is slightly lower than  
610 compared with King County as whole (44%). Renters in the subarea are more likely than not to  
611 be Black, Indigenous and people of color and are more likely than not to have incomes lower  
612 than the area median and experience a housing cost burden. In Skyway-West Hill, about 41% of  
613 all households are "cost burdened," meaning they spend more than 30% of their income on  
614 housing. This is higher than the countywide percentage of 34%. Among renters in Skyway-West  
615 Hill, 54% are cost burdened.

616

617 **Businesses**

618 Skyway-West Hill has 4 commercial areas that offer services, entertainment, and employment  
619 opportunities. These areas are the Skyway Business District along Renton Avenue S, with 2  
620 smaller business centers on Martin Luther King Jr. Way S and Rainier Avenue S. There are  
621 industrial properties south of Martin Luther King Jr. Way S and west of 68th Avenue S.

622

623 The Skyway Business District is the largest commercial area in the community, spanning 37  
624 acres. The Skyway Business District is comprised of a northern node and a southern node and  
625 is zoned Community Business (CB). The nodes are separated by Skyway Park and residential  
626 housing. The northern node includes restaurants, a grocery store, a bowling alley, a casino,  
627 retail establishments, a self-storage facility, a gas station, and automotive services. The  
628 southern node includes the Skyway Library, restaurants, convenience stores, religious  
629 institutions, a post office, a fire station, and personal services and retail establishments.

630

631 The other 2 other concentrations of business activity are both designated as Neighborhood  
632 Business Centers in the Comprehensive Plan and are zoned Neighborhood Business (NB),  
633 except for 2 properties on Rainier Avenue S that are zoned Office (O). The Neighborhood  
634 Business Centers cover a total of 8 acres of Skyway-West Hill. The first area is on Martin Luther  
635 King Jr. Way S between 60th Avenue S and 64th Avenue S, and the second is on Rainier  
636 Avenue S between S 114th and S 117th Street. These areas include some small-scale  
637 businesses such as restaurants, hair salons, a gas station, convenience stores and other retail.

638

639 The only industrial area is located south of Martin Luther King Jr. Way S and west of 68<sup>th</sup>  
640 Avenue S. This area covers about 40 acres and is home to several small to medium-sized  
641 manufacturing firms. As the sole Industrial-zoned area in Skyway-West Hill where

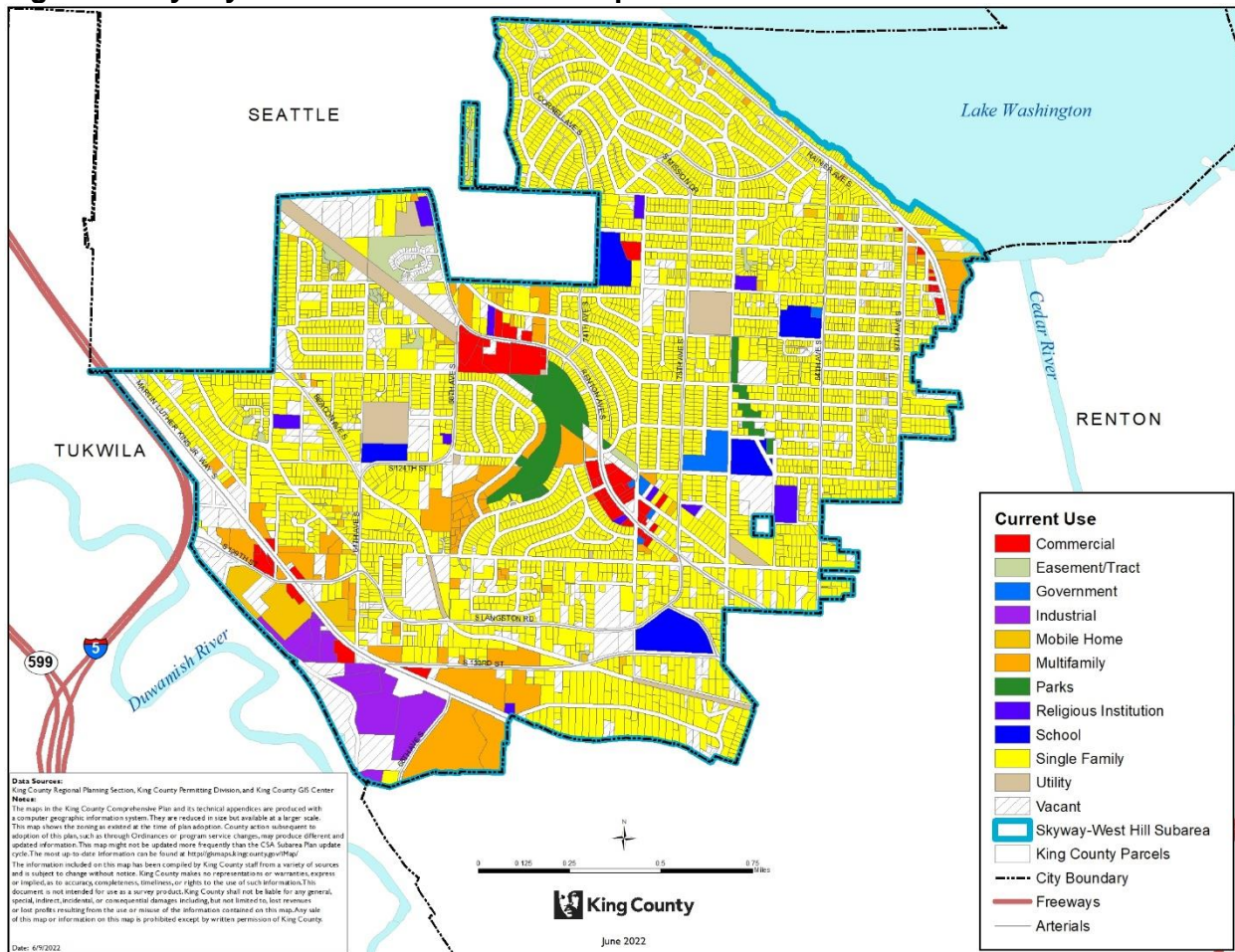
642 manufacturing, warehousing, and related land uses can be sited, this group of parcels serves as  
643 an asset to local economic sectors. Existing industrial uses include an engineering company,  
644 equipment rental company, concrete recycler, transfer station, and fencing company.  
645

646 **Current Uses**

647 Multifamily developments are clustered primarily around Martin Luther King Jr. Way S and  
648 Skyway-Park and make up about 6% of the total land area. Mobile homes comprise 25 acres,  
649 with 4 mobile home parks present along Martin Luther King Jr. Way S and Rainer Avenue S.

650 Commercial areas cover 2% of the subarea and are found in the Skyway Business District on  
651 Renton Avenue S, and 2 neighborhood business districts on Rainier Avenue S and Martin  
652 Luther King Jr. Way S. Approximately 9% of Skyway-West Hill's total land area is vacant or  
653 undeveloped, dispersed throughout the subarea with a concentration south of Martin Luther  
654 King Jr. Way S. Approximately 58 acres of the subarea is comprised of land used by utilities,  
655 including a FAA signal station, sewer district properties, and the Seattle City Light transmission  
656 corridor. The following map shows how the land in Skyway-West Hill is presently being used.  
657  
658  
659

**Figure 1. Skyway-West Hill Current Uses Map**



660  
661

## 662 Community Service Providers

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

- 668 • [African Community Housing & Development \(ACHD\)](#)
- 669 • [Childhaven](#)
- 670 • [Dare2Be Project](#)
- 671 • [New Birth Center for Community Inclusion](#)
- 672 • [King County Housing Authority \(KCHA\)](#)
- 673 • [Supporting Parents in Education and Beyond \(SPEB\)](#)
- 674 • [Skyway Coalition](#)
- 675 • [Urban Family](#)
- 676 • [Urban Food Systems Pact](#)
- 677 • [Wellspring](#)
- 678 • [West Hill Community Association](#)
- 679 • [Women United Seattle](#)

680

## 681 Government Services

682 King County is the local government for Skyway-West Hill and administers a range of services  
683 and programs for the community. These include direct local services, such as road services,  
684 surface water management, animal control, code enforcement, and building permitting, in  
685 addition to countywide services such as public health, public transit, and parks. Specific  
686 services and investments in Skyway-West Hill are set in King County's budget, functional  
687 plans,<sup>25</sup> and capital improvement plans.

688

689 In addition to King County, other government agencies work in partnership with King County to  
690 provide services to the Skyway-West Hill community, implement plans, and to identify where  
691 improvements in services and facilities may be needed. These agencies providing services in  
692 the subarea include:

- 693 • [Skyway Water and Sewer District](#)
- 694 • [Seattle Public Utilities](#)
- 695 • [King County Water District #125](#)
- 696 • [City of Renton](#)
- 697 • [King County Fire District 20](#)
- 698 • [King County Library System](#)

---

<sup>25</sup> Functional plans are detailed plans for facilities and services and actions plans for other governmental activities.

- 699 • [King County Housing Authority](#)

700  
701 A map showing water and sewer service providers in Skyway-West Hill can be found in  
702 Appendix A: Supporting Maps and Tables.  
703

## 704 Schools

705 Skyway-West Hill is located entirely in the Renton School District. The area is served by  
706 Campbell Hill Elementary, Bryn Mawr Elementary and Lakeridge Elementary, Dimmitt Middle  
707 School, and Albert Talley High School. A map showing the school district boundary and the  
708 location of the schools can be found in Appendix A: Supporting Maps and Tables.  
709

## 710 Annexation

711 Washington's Growth Management Act identifies cities as the most appropriate local  
712 government to provide urban services.<sup>26</sup> The *Comprehensive Plan*, as well as the *King County*  
713 *Countywide Planning Policies*,<sup>27</sup> also encourage the annexation of unincorporated areas that  
714 are already urbanized. These areas are known as Potential Annexation Areas (PAAs) and are  
715 affiliated with cities for future annexation. Skyway-West Hill is one of the largest of the more  
716 than 60 PAAs in King County. Most of unincorporated King County's future population and  
717 employment growth is expected to locate inside incorporated areas or within PAAs. As the  
718 regional government, King County works with cities to facilitate the annexation of PAAs. As the  
719 local government, King County provides many essential programs and services to residents in  
720 urban unincorporated areas until annexation occurs.  
721

722 The Skyway-West Hill area has been a part of the City of Renton's Potential Annexation Area  
723 since 2005. The most recent question of annexation of Skyway-West Hill was on the ballot for a  
724 public vote in November 2012, when 56% of the Skyway-West Hill community voted not to  
725 annex to the City of Renton. This vote resulted in the area remaining unincorporated King  
726 County. As of 2022, the City of Renton has not adopted a timeline for annexation of the Skyway-  
727 West Hill Potential Annexation Area and has no immediate plans to move forward with  
728 annexation.  
729

730 This Subarea Plan is not intended to advance annexation. Skyway-West Hill will remain in  
731 unincorporated King County until future annexation, and King County will continue to serve as  
732 Skyway-West Hill's local government. As part of developing this plan, compatibility with adjacent  
733 neighborhoods in the City of Renton were taken into consideration.  
734

## 735 Planning for Future Growth

736 Under the Growth Management Act, jurisdictions must plan to accommodate projected growth  
737 within their boundaries. This includes long-range planning for the unincorporated portions of  
738 King County such as Skyway-West Hill.  
739

### 740 2019-2044 GROWTH TARGETS

741 As a part of the 2021 update to the *King County Countywide Planning Policies*, King County  
742 jurisdictions adopted new targets for the convened to draft 2019-2044 planning period. Growth  
743 targets were developed for the 39 cities and unincorporated King County based on their role in

---

<sup>26</sup> Revised Code of Washington [36.70A.110](#)

<sup>27</sup> [2012 King County Countywide Planning Policies](#)

744 the Regional Growth Strategy<sup>28</sup> and using information on capacity, transit and transportation  
745 connections, and existing development, and growth rates. It was determined that Skyway-West  
746 Hill, although still a part of Renton's Potential Annexation Areas, would have its own targets.  
747 The 2019-2044 growth targets for Skyway-West Hill are 670 housing units and 600 jobs. These  
748 targets reflect the Skyway-West Hill's role in accommodating growth given planned transit  
749 investments and urban centers designated in the *Comprehensive Plan*.  
750  
751

---

<sup>28</sup> VISION 2050's Regional Growth Strategy defines roles for different types of places in accommodating the region's population and employment growth, which inform countywide growth targets, local plans, and regional plans.





752

## 753 Chapter 3: Land Use

754 The *Comprehensive Plan* applies land use designations to all unincorporated portions of King  
755 County to indicate the planned, long-term use of that land. A zoning classification is then applied  
756 to individual parcels of land to indicate the current allowed uses of that property and the  
757 development regulations to be used when evaluating land use and building permit applications.  
758

759 The *Comprehensive Plan* directs the accommodation of projected housing and job growth into  
760 urban unincorporated areas, such as East Federal Way, East Renton Plateau, Fairwood, North  
761 Highline, and Skyway-West Hill. Land use policies in subarea plans help tailor and focus how  
762 growth will occur based on community input and local needs.  
763

### 764 Land Use and Zoning

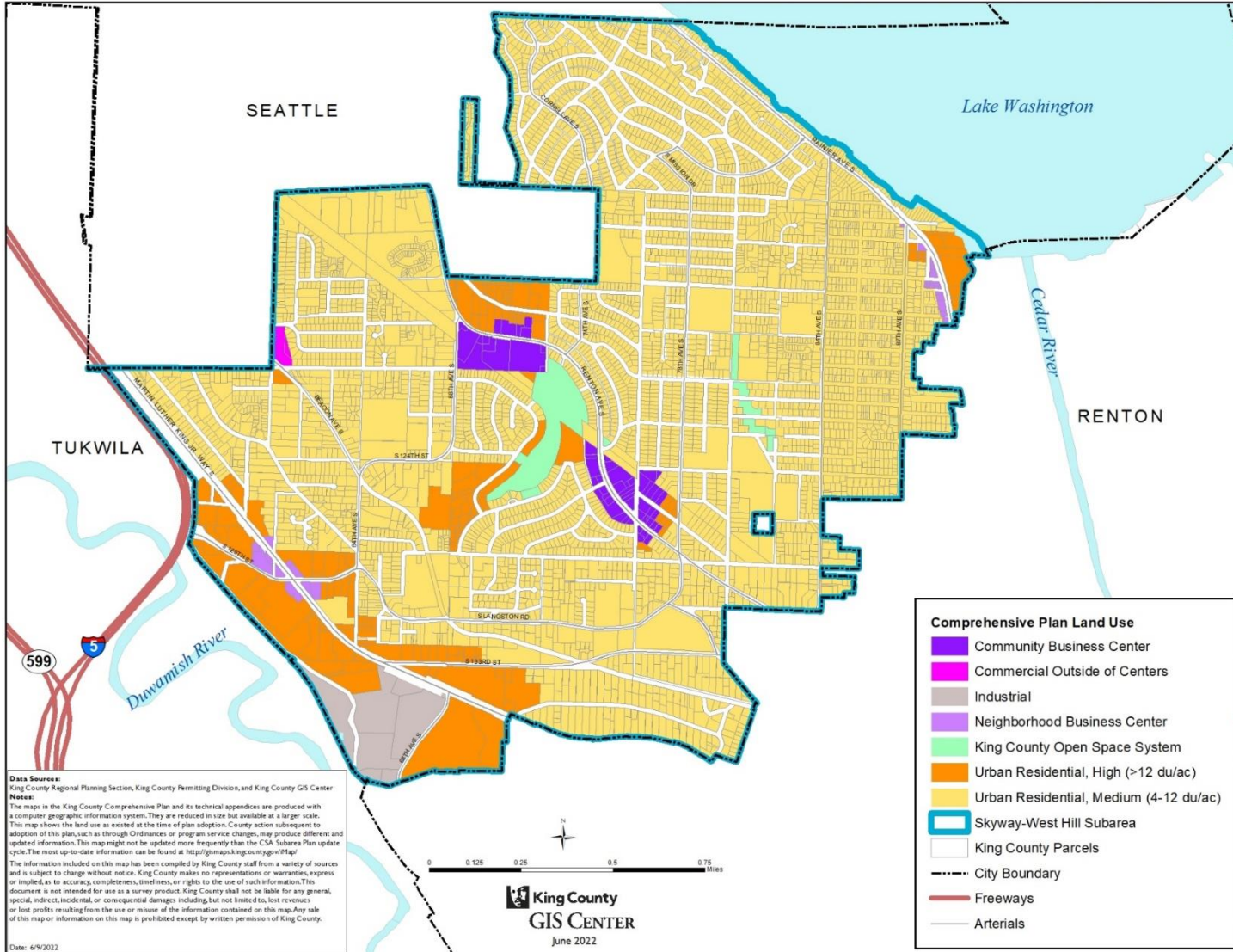
765 As of 2021, the *Comprehensive Plan* designates most of the land in Skyway-West Hill as "urban  
766 residential, medium" (80.4%), which typically equates to between 4 and 12 dwelling units per  
767 acre. The next most prevalent land use designation is "urban residential, high" (12%), which  
768 allows for residential densities from 18 to 48 dwelling units per acre.  
769

770 About 2.2% of the land area of Skyway-West Hill is designated as community business centers.  
771 Community business centers, according to the *Comprehensive Plan*, allow a zoning  
772 classification of either CB (Community Business), NB (Neighborhood Business), or O (Office).  
773 These areas are for daily retail, personal services, community and human services, office, and  
774 multifamily uses that can be carried out with minimal impact on the nearby residential areas.  
775

776 Two neighborhood business centers comprise almost 8 acres (0.5%) of the subarea.  
777 Neighborhood business centers, according to the *Comprehensive Plan*, allow a zoning  
778 classification of either NB (Neighborhood Business) or O (Office). These areas are for daily  
779 retail, personal services, and office uses that can be carried out with minimal impact on the  
780 nearby residential areas. Mixed-use development is also allowed but with less relative density  
781 than that of the community business center.  
782

783 One industrial designated and zoned area exists in the southern portion of Skyway-West Hill  
784 covering about 39 acres (2.7%). Most of this area is developed with construction industries and  
785 manufacturing businesses. There is 1 vacant parcel with development potential.  
786

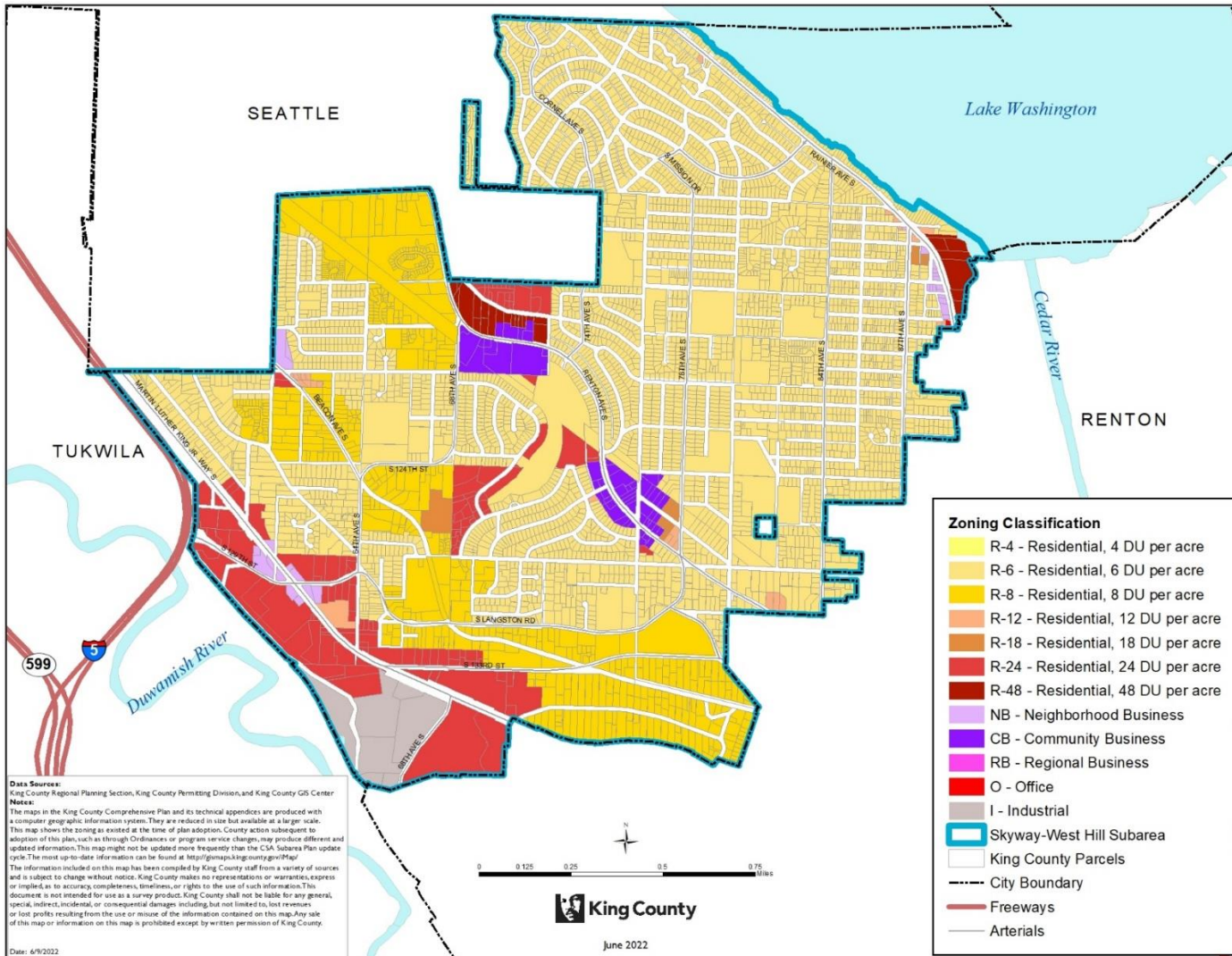
787 **Figure 2. Skyway-West Hill Comprehensive Plan Land Use Designations Map**



788  
 789



790 **Figure 3. Skyway-West Hill Zoning Classifications Map**  
 791



792

793 **Property Specific Development Conditions and Special District Overlays**

794 King County Code Title 21A, the Zoning Code, applies development standards on use, size, and  
795 intensity based on zones. There are 2 ways to modify these standards for specific properties to  
796 meet comprehensive plan and neighborhood-identified goals. The first method is to apply  
797 property-specific development conditions that may limit permitted uses or apply special  
798 development standards, such as restrictions on height or type of uses. This is denoted with the -  
799 P suffix on the zoning map. The second method is to establish special district overlays, denoted  
800 with an -SO suffix on the zoning map. Special district overlays may waive, modify, and  
801 substitute for the range of permitted uses or development standards within the underlying zone.  
802 Skyway-West Hill contains 6 p-suffix development conditions and 4 special district overlays.  
803

804 **Comprehensive Plan Urban Centers**

805 The *Comprehensive Plan* designates types of urban centers in its urban unincorporated area as  
806 areas where employment and housing should be concentrated. For Skyway-West Hill, this  
807 includes 2 urban centers: the Neighborhood Business Centers around Martin Luther King Jr.  
808 Way and around Rainier Avenue.<sup>29</sup>  
809

810 Neighborhood Business centers are areas for daily retail, personal service, and office uses  
811 that can be carried out with minimal impact on the nearby residential areas. Mixed-use  
812 development is also allowed, but with lower relative density than is allowed in other centers.  
813

814 **Community Priorities**

815 The Skyway-West Hill community identified land use priorities during the development of the  
816 Subarea Plan between 2018 and 2020, with additional refinement of priorities occurring in 2021.  
817 The Skyway-West Hill community state that they are generally supportive of new development  
818 when it is done in ways that are respectful of community and based on meaningful community  
819 input and engagement.  
820

821 Community members repeatedly express that they would like to see new development that  
822 enriches the lives of existing community residents with jobs, amenities, and services while not  
823 displacing residents or changing the neighborhood in ways that weaken its strong sense of  
824 community.  
825

826 The community is interested in increasing equitable development, which the US EPA defines as  
827 an approach for meeting the needs of underserved communities through policies and programs  
828 that reduce disparities while fostering places that are healthy and vibrant. Residents and  
829 businesses call for additional investment and revitalization of the commercial center of the  
830 subarea in ways that protect and support small, local business as well as enhance the overall  
831 character of the neighborhood with thoughtful design of the sidewalks, storefronts, and outdoor  
832 common areas. They voiced support for existing Skyway-West Hill businesses that may  
833 experience displacement risk due to economic or development pressure, stating that would like  
834 to revitalize the business districts while protecting existing businesses. The community stated  
835 that they saw revitalization occurring through encouraging development of vacant parcels and  
836 improving the aesthetic quality of the area. They also expressed a desire to see new businesses  
837 such as restaurants, grocery stores, a pharmacy, retail, and health care providers locate in the  
838 area.

---

<sup>29</sup> *Urban Centers are centers of concentrated employment and housing located within the Urban Growth Area.*

839  
840 The Skyway-West Hill community stated that they want to ensure that new development occurs  
841 in a way that is well-planned and adequately served by necessary utilities, infrastructure, and  
842 services. This means having adequate water and sanitary sewer services, sidewalks, parking,  
843 on-site or nearby recreational amenities, and a road network that can handle increased traffic.  
844 Specifically, residents also noted the existing poor pedestrian infrastructure and expressed a  
845 desire for improvements in the commercial districts, including better connections with the  
846 surrounding residential areas. The community wants to see increased investment in both  
847 motorized and active transportation infrastructure that keeps pace with or even comes ahead of  
848 significant private development.

849  
850 Another consistent community message is a desire to be more involved or engaged in the  
851 development review process and input on the types and scale of development proposed for  
852 the subarea. Culturally appropriate engagement opportunities include appropriate languages  
853 for anticipated attendees, having facilitators or interpreters from the community, translating or  
854 trans-creating printed and online materials with the community, presenting information and  
855 concepts without technical or complex jargon, and providing sufficient time for the community  
856 to process and authentically engage.

857  
858 The community wants to encourage growth in the higher density commercial and residential  
859 areas of the neighborhoods while maintaining and enhancing the character of the existing  
860 neighborhoods that surround the heart of Skyway-West Hill.

861  
862 Lastly, the community identified that the number and density of marijuana-related businesses  
863 within Skyway-West Hill was out of proportion with the population and the community's  
864 desired vision for the commercial areas.

865

## 866 Policies

### 867 General

868

869 **SWH-1** Implement the Skyway-West Hill Community Service Area Subarea Plan through a  
870 combination of development regulations and incentives, capital investments, and  
871 other public and private strategies.

872

873 **SWH-2** Prioritize achieving community-identified equitable development outcomes that  
874 serve the needs of all Skyway-West Hill residents and businesses, especially the  
875 needs of those underserved and underrepresented, through tools and strategies  
876 that prevent residential, economic, and cultural displacement.

877

878 **SWH-3** Provide accessible engagement opportunities for Skyway-West Hill residents and  
879 businesses during the development review process. Create opportunities for public  
880 input to inform permitting decisions, help ensure new development is consistent  
881 with the community's vision, and build capacity in the community.

882

883 **SWH-4** Skyway Business District and the adjacent high-density residential areas should be  
884 designated as an Unincorporated Activity Center to serve as the physical,  
885 economic, and cultural center of Skyway-West Hill.

886



887 Residential

888

889 **SWH-5** Focus residential density near business districts and major corridors to provide  
890 convenient access to shops, services and amenities, and transit options.

891

892 **SWH-6** Support new residential development that is consistent with the community's  
893 vision, particularly affordable homes and rentals, homeownership opportunities for  
894 first time and moderate-income families, economically and racially diverse  
895 neighborhoods, and vibrant communities.

896

897 Commercial and Industrial

898

899 **SWH-7** Preserve the Skyway Business District and consider nearby properties for  
900 inclusion into the District to encourage local economic opportunities, a diverse mix  
901 of businesses, and the siting of new businesses.

902

903

904 **SWH-8** Support development and improvements in the Skyway Business District that  
905 prioritize opportunities to walk, gather, and recreate through an emphasis on the  
906 pedestrian environment and public community spaces.

907

908

909 **SWH-9** Establish a vibrant Skyway Business District identity such as through urban  
910 design standards or other regulations that encourage mixed-use buildings with  
911 small and medium-sized ground floor retail, buildings sited adjacent to sidewalks  
912 with pedestrian-scale lighting, pedestrian corridors between lots, screened  
913 parking, high-quality landscaping and public spaces, and connections to Skyway  
914 Park and other public spaces.

915

916

917 **SWH-10** Support the development and continuation of microenterprises in the pedestrian-  
918 oriented mixed-use corridor between the two nodes of the Skyway Business  
919 District.

920

921

922 **SWH-11** Support the redevelopment of the Martin Luther King Jr. Way S and Rainer  
923 Avenue S Business Districts into attractive pedestrian-friendly environments that  
924 reflect the diverse needs of the community. Protect existing businesses in the  
925 districts as new commercial development occurs.

926

927 **SWH-12** Support and maintain employment opportunities and local economic activity in  
928 existing industrial areas near Martin Luther King Jr. Way S through zoning and  
929 other regulatory tools.

930

931 **SWH-13** Limit and avoid the clustering of legal cannabis businesses in Skyway-West Hill  
932 through planning and policies, store licensing and siting, and related measures to  
933 prevent negative community impacts.

934

935 Community Amenities

936

937 **SWH-14** Support the development of community-identified amenities near commercial  
938 centers, frequent transit corridors, and parks and trails through partnerships,  
939 incentives, and development requirements among other mechanisms.

940

941 **SWH-15** Preserve and enhance community-identified cultural assets in Skyway-West Hill.  
942 Work with the community and developers to identify and mitigate the loss of  
943 Skyway-West Hill's unique cultural assets when development occurs.

944



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Photo supplied by Renton Innovation Zone Partnership

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## Chapter 4: Housing and Human Services

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

954

### Housing

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Housing has a profound effect on the quality of life and the vitality of the economy, and thoughtful planning decisions have the power to create strong residential neighborhoods that support connected intergenerational and multicultural communities. This section identifies housing issues and priorities of Skyway-West Hill as identified by the community.

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The *Comprehensive Plan* land use map designates 71% of Skyway-West Hill for medium-density residential (4 to 12 dwelling units per acre) and high-density residential (12 or more dwelling units per acre) land uses. The predominant land use pattern in Skyway-West Hill's neighborhoods is detached single-family residential, with pockets of townhomes and low-rise multifamily development. Another 6% of Skyway-West Hill is designated as unincorporated activity center, which allows for a range of residential and mixed-use developments. The *Comprehensive Plan* Land Use Designation map in Chapter 3 shows these areas.

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There are approximately 6,900 housing units in Skyway-West Hill. Over two-thirds of occupied housing units are in detached single-family houses and approximately 30% of the occupied housing units are higher density, including apartments and townhouses.<sup>30</sup> These developments are found throughout the subarea, with the majority concentrated along Martin Luther King Jr. Way S, Renton Avenue S, and near Skyway Park. The blending of commercial and residential uses, also known as mixed-use developments, can provide residents better and more convenient access to shops and services. The Skyway Business District allows for mixed-use developments and has the capacity for this type of growth under existing zoning.

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<sup>30</sup> US Census Bureau, 2020 ACS 5-year Estimate

977 The housing stock in Skyway-West Hill is generally older than the housing stock of King County  
978 as a whole, with nearly 68% of units at least 40 years old. Mobile homes make up a higher  
979 percentage of housing in this area (3%) than countywide (1.9%)<sup>31</sup> and traditionally provide a  
980 more affordable source of housing.

981  
982 *HOUSING AFFORDABILITY*

983 Access to safe and affordable housing improves a person's ability to achieve economic well-  
984 being, high quality of life, good health, and future success. Skyway-West Hill and King  
985 County overall have experienced a need for more housing as the population of the Puget  
986 Sound region continues to grow. Data shows that King County faces an unprecedented  
987 demand for affordable housing, with an identified need for nearly 244,000 more housing units  
988 countywide between 2019 and 2040 for residents at or below 80% of the area median income  
989 (AMI).<sup>32</sup>

990  
991 The typical home value for homes in Skyway-West Hill in December 2021 was over \$587,000.  
992 While this is \$350,000 lower than the countywide average, it still represents a 16.7 percent  
993 increase from the previous year.<sup>33</sup> Between 2000 and 2019, Skyway-West Hill residents saw an  
994 increase in housing costs for both renters and owners. In 2010, the typical home value was  
995 nearly \$275,000 and by 2020, the typical home value had increased to close to \$521,000. This  
996 represents an increase of 6.6% per year.<sup>34</sup> During this same time, the median income for the  
997 neighborhood rose by only 3.1% per year.

998  
999 Additionally, housing costs are not spread across Skyway-West Hill equally. For example, in the  
1000 Bryn Mawr and Lakeridge neighborhoods with views of Lake Washington and the Cascade  
1001 mountains, sales for single-family homes averaged \$629,000, compared to \$526,000 in 2021 for  
1002 homes on the west side of the subarea or without views, illustrating significant differences within  
1003 the same subarea.<sup>35</sup>

1004  
1005 Rents in Skyway-West Hill have also increased at comparable rates. In 2014, the average  
1006 monthly rent was just under \$1,700. By 2019, the average monthly rent had increased to over  
1007 \$2,300, which equates to an average yearly increase of 6.3%.<sup>36</sup> Countywide, rents have  
1008 increased 3.8% over the same time period. When housing cost increases are compared to the  
1009 annual growth in incomes for neighborhood residents, people are needing to spend more of  
1010 their monthly income for housing.

1011  
1012 Currently, roughly 40% of all households in Skyway-West Hill are cost burdened, meaning they  
1013 pay more than 30% of their income for housing. Cost burden increases to over 70% of  
1014 households at or below 80% AMI.<sup>37</sup> Those that are severely cost burdened, paying more than  
1015 50% of their income for housing, account for nearly 20% of all households. A higher percentage  
1016 of cost-burdened households indicates that more residents are struggling with basic needs and  
1017 may be more vulnerable to evictions and displacement.<sup>38</sup>

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<sup>31</sup> US Census Bureau, 2019 ACS 5-year Estimate

<sup>32</sup> [Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA, 2018, page 11](#)

<sup>33</sup> Zillow, Typical sale price for April 2019 through May 2021 for [Bryn Mawr-Skyway](#) and [King County](#). pulled  
[xx/xx/xxxx](#)

<sup>34</sup> King County Assessor's Office, Localscape, data accessed June 22, 2021

<sup>35</sup> King County Assessor's Office, Localscape, data accessed June 22, 2021

<sup>36</sup> [Zillow Observed Rent Index for 98178](#)

<sup>37</sup> [Department of Housing and Urban Development, 2012-2016 Comprehensive Housing Affordability Strategy](#)

<sup>38</sup> [Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA, 2018, page 16](#)

1018  
1019 As of 2021, there were 913 units of rental housing affordable to income-qualified households in  
1020 Skyway-West Hill.

1021

1022 **Table 3. Skyway-West Existing Housing (2020 ACS 5-Year)**

1023

Unit Types	Skyway	King County
Total housing units	6,918	952,344
Single unit buildings	68%	57%
2-9 unit buildings	8%	12%
10+ unit buildings	21%	29%
Owner-occupied units	60%	57%
Renter-occupied units	40%	44%
Median value of owner-occupied unit	\$441,900	\$601,100
Median rent	\$1,535	\$1,695
Renters experiencing cost burden	54%	45%
Housing units built before 1969	64%	37%

1024

1025 The Puget Sound Regional Council’s Regional Displacement Risk Index<sup>39</sup> identifies areas at  
1026 greater risk of displacement relative to the central Puget Sound region. This index is based on  
1027 existing neighborhood conditions and includes socio-demographic, transportation, neighborhood  
1028 characteristics, housing, and civic engagement indicators. The Displacement Risk Index  
1029 designates all of the Skyway-West Hill subarea as being at a moderate risk of displacement.  
1030 However, these aggregated statistics may not consider the risk experienced by individual  
1031 households.

1032 The combination of rising housing prices, the high rate of cost-burdened households, and lower  
1033 than average incomes places Skyway-West Hill residents at an increased risk of displacement.  
1034 Individuals in Skyway-West Hill who are Black, Indigenous, or persons of color are about twice  
1035 as likely to be severely cost-burdened than White individuals, indicating an increased risk of  
1036 displacement for households of color.<sup>40</sup>

1037 In 2020, King County’s Department of Community and Human Services and Department of  
1038 Local Services studied affordable housing incentives in the North Highline and Skyway-West Hill  
1039 subareas.<sup>41</sup> This work led to the development of a set of recommended tools and strategies for  
1040 the County to implement to address the challenges of housing affordability and the risk of  
1041 residential displacement.<sup>42</sup> One of the recommended tools is an inclusionary housing policy for  
1042 the Skyway-West Hill and North Highline subareas. Inclusionary housing either requires or  
1043 incentivizes developers to build new affordable housing units as part of their projects by allowing  
1044 additional market rate dwelling units to be constructed to balance the cost of providing the

<sup>39</sup> [Puget Sound Regional Council, 2019. Displacement Risk Mapping: Technical Documentation](#)

<sup>40</sup> BERK Consulting, Inc. [King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill.](#) (King County, WA: Department of Community and Human Services, 2020)

<sup>41</sup> BERK Consulting, Inc. [King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill.](#) (King County, WA: Department of Community and Human Services, 2020)

<sup>42</sup> [Skyway-West Hill and North Highline Anti-displacement Strategy Report and Recommendations](#)



1045 affordable units. A series of workshops and focused conversations were held with community  
1046 members to develop the details of the inclusionary housing standards.

1047  
1048 A community preference will be applied when assigning affordable units created under the  
1049 program. Community members with a connection to Skyway-West Hill will be given priority for  
1050 the units to help stem displacement.

1051

## 1052 **Community Priorities**

1053 Equitable development is a key issue identified by Skyway-West Hill residents, which includes  
1054 preventing displacement of existing residents and creating more housing that is affordable to the  
1055 community. Feedback from residents shows that many consider the area's stock of affordable  
1056 housing to be an asset and were supportive of the protection and creation of affordable housing.

1057  
1058 As development pressure and housing costs in King County rise, areas like Skyway-West Hill  
1059 have also seen large increases in rents and home values. Some former Skyway-West Hill  
1060 residents who participated in the process shared that they have been forced to move to find  
1061 more affordable housing. This displacement of households erodes community over time  
1062 because, as was said during community conversations remaining residents fear that they too  
1063 may also be forced to move away from the community they call home. The community identified  
1064 a need for protections to slow housing instability and residential displacement. Such protections  
1065 may include programs or regulatory requirements that preserve existing "naturally affordable"  
1066 housing, provide new subsidized affordable units, and protect existing residents by  
1067 implementing community preference policies.

1068  
1069 The community says that more affordable housing options are needed throughout Skyway-West  
1070 Hill. Residents state that they are strongly in favor of programs like inclusionary zoning  
1071 requirements, land trusts, right-to-return programs, and community benefit agreements that  
1072 assure no net loss of affordable units. Programs that did not directly result in affordable housing,  
1073 such as in-lieu fee programs, are less favored.

1074

1075 Policies

1076 **SWH-16** Promote access to diverse housing choices for residents at a variety of income  
1077 levels, ages, household sizes, and lifestyles to address the housing needs of the  
1078 Skyway-West Hill community.

1079

1080  
1081 **SWH-17** Preserve and improve existing affordable housing and increase the supply of  
1082 affordable housing in Skyway-West Hill through tools such as:  
1083 a. Inclusionary zoning;  
1084 b. Community land trusts and other models of permanently affordable, shared-  
1085 equity homeownership;  
1086 c. Property tax exemptions, such as the multifamily tax exemption (MFTE); and  
1087 d. Funding equitable, community-driven affordable housing.

1088

1089 **SWH-18** Expand homeownership opportunities for Skyway-West Hill residents, through  
1090 tools such as down payment assistance and redevelopment assistance.

1091

- 1092 **SWH-19** Utilize a range of strategies to reduce residential displacement in Skyway-West  
1093 Hill such as adopting tenant relocation assistance policy and implementing right to  
1094 return and/or community preference policies  
1095
- 1096 **SWH-20** Require or incentivize residential development that serves a range of household  
1097 sizes, types, and incomes, including 2 or more bedroom units for families, and  
1098 affordable culturally specific housing for elders in Skyway-West Hill.  
1099
- 1100 **SWH-21** Support development of and access to housing suitable and affordable for  
1101 households with special needs, low-, very low-, and extremely low-incomes.  
1102
- 1103 **SWH-22** Promote safe and healthy homes by implementing strategies, programs, and  
1104 regulations to address dilapidated or unsafe properties, or potentially prevent  
1105 declining conditions, so Skyway-West Hill residents can remain in their homes.  
1106
- 1107 **SWH-23** Prevent displacement of mobile home residents by preserving existing mobile  
1108 home parks and requiring that any redevelopment proposal of these properties  
1109 include evaluation and mitigation of residential displacement impacts.  
1110  
1111

1112 **Health and Human Services**

1113 King County’s *Comprehensive Plan* prioritizes the delivery of human services as a critical  
1114 component of sustainable communities and environmental justice. King County has a regional  
1115 role in health and human services, working with many partners, such as federal, state, and other  
1116 local governments, service providers, nonprofit organizations, foundations, faith communities,  
1117 businesses, schools, and the criminal justice system, to improve the health and well-being of all  
1118 people in King County’s communities.

1119  
1120 As the Key Health Indicators table below illustrates, residents in and near Skyway-West Hill are  
1121 overall less healthy than King County residents as a whole. This highlights the need for  
1122 additional programs and services to address these disparities.

1123 **Table 4. Skyway-West Hill Key Health Indicators**

	Census Tract* 53033026100	Census Tract* 53033026001	Zip Code 98178	King County	Year
<b>General Health Indicators</b>					
Total Population	7,560	5,820	24,400	2.18 million	Average of 2016-2020
Life Expectancy at Birth (years)	78.5*	81.2	80.0*	81.6	2015-2019
Low birth weight (%)**	9.3	8.1	8.44*	6.6	2015-2019
<b>Hospitalizations</b>					
Asthma (counts)			52	551	2017-2019
Asthma Age-adjusted rate per 100,000			76.6*	26.1	2017-2019
Diabetes (counts)			40	5,951	2017-2019
Diabetes Age-adjusted rate per 100,000			153.3*	88.4	2017-2019
Heart Disease (counts)			131	9,018	2017-2019
Heart Disease Age-adjusted rate per 100,000			478.9	441.3	2017-2019

Note:  
\* Statistically different compared to King County  
\*\*Percent of live born singleton infants born at term (at or above 37 weeks) with a birth weight of less than 2,500 grams (5.5 lbs.).

Data Sources  
- WA Hospital Discharge Data, Comprehensive Hospitalization Abstract Reporting System (CHARS) 1987-2019. Washington State Department of Health, Center for Health Statistics, Community Health Assessment Tool (CHAT), Aug 2021.  
- Washington State Department of Health, Center for Health Statistics, Death Certificate Data, 1990-2019, Community Health Assessment Tool (CHAT), January 2021.  
- Washington State Department of Health, Center for Health Statistics (CHS), Birth Certificate Data, 1990 - 2019, Community Health Assessment Tool (CHAT), October 2020.

Prepared by: Public Health - Seattle & King County, Assessment, Policy Development & Evaluation Unit,  
October 2021

1126

## 1127 Healthcare Services

1128 Skyway-West Hill lacks many community healthcare services. Only 1 healthcare center is  
1129 located in the subarea, the Cynthia A. Green Family Center operated by HealthPoint in a  
1130 partnership with Childhaven.

1131

1132 Public Health – Seattle & King County also provides services to the residents of Skyway-West  
1133 Hill either directly or through partnerships with other agencies, including:

1134

- 1135 • **WIC and First Steps** (Maternity Support Services and Infant Care Management):  
1136 Provided in partnership with Cynthia A. Green Family Center
- 1137 • **Family Planning Health Education Team:** Provides District teacher trainings on  
1138 elementary and secondary FLASH curriculum.
- 1139 • **Public Health School Based Partnership Team:** Provides funds annually to support  
1140 school-based health centers including Opportunity Skyway-Interagency High School and  
1141 Renton Senior High School.
- 1142 • **Street Medicine Team and Evergreen Treatment Services-REACH:** Conducts  
1143 outreach to provide primary and behavioral health care to those experiencing  
1144 homelessness.
- 1145 • **Community Health Services' Parent Child Health programs:** Conducts visits at area  
1146 shelters. These services include care for new mothers and their babies.
- 1147 • **Access and Outreach Team:** Works with Skyway community-based organizations to  
1148 link their clients to health care insurance, health services and ORCA Lift (A free and  
1149 reduced-cost transportation program).

1150

1151 Skyway-West Hill is in the Valley Medical Center – Public Hospital District No. 1 service area,  
1152 which operate hospital facilities as well as provide healthcare services to keep people healthy.  
1153 Hospital districts adapt their services to support local community needs. Valley Medical Center –  
1154 Public Hospital District No. 1 is managed by UW Medicine and encompasses the cities of Kent,  
1155 Renton, a majority of Tukwila, and portions of Auburn, Black Diamond, Covington, Federal Way,  
1156 Maple Valley, Newcastle, and Seattle, as well as Skyway-West Hill.

1157

## 1158 Access to Healthy Foods

1159 One key component of achieving positive health outcomes is having convenient access to  
1160 affordable, healthy, and local food. Skyway-West Hill contains a Grocery Outlet supermarket  
1161 located on Renton Avenue S, in the Skyway Business District, along with several walk-  
1162 up/carryout restaurants. The closest supermarkets that serve residents' needs are the Fred  
1163 Meyer and Safeway grocery stores located about a mile away in the City of Renton. Due to the  
1164 location of these stores, outside of the subarea, residents' access to fresh fruits and vegetables  
1165 is inconvenient and access to culturally specific and healthy foods is limited.

1166

1167 **Early Learning and Childcare**

1168 Early childhood development is an essential part of healthy cognitive, linguistic, and social  
1169 development. Access to early childhood development is a determinant of equity. Skyway-West  
1170 Hill contains 1 commercial childcare facility located within the Skyway Business District and a  
1171 second, outdoor preschool under development on a 2-acre parcel to the west of the Skyway  
1172 Business District. A number of home daycare facilities are operated out of single-family  
1173 residences.

1174

1175 **Renton School District and Renton Innovation Zone Partnership**

1176 Skyway-West Hill is located within the Renton School District, with 3 elementary, 2 middle, and  
1177 2 high schools serving Skyway-West Hill children and families. In 2018, the Renton Innovation  
1178 Zone Partnership (RIZP) was established in partnership with the district, the Community Center  
1179 for Education Results, community stakeholders, families, and King County. RIZP was created to  
1180 improve educational outcomes because in 2011, Lakeridge Elementary in Skyway-West Hill  
1181 was identified as one of the state’s lowest performing schools and the district was awarded a  
1182 grant to help improve educational outcomes. In 2016 similar interventions were implemented at  
1183 Campbell Hill and Bryn Mawr Elementary Schools, also in Skyway-West Hill. Along with 2017  
1184 inclusion of Highlands Elementary School in Renton, the collective effort was branded the  
1185 Renton Innovation Zone.

1186

1187 The RIZP uses a collective impact<sup>43</sup> approach to improve educational outcomes by convening  
1188 community partners and stakeholders to focus on 3 core strategies:

- 1189     1. Building an early learning system  
1190     2. Meeting the basic needs of students and families, and  
1191     3. Intentionally engaging with the community and families

1192

1193 In 2020, after a year of planning and in response to the COVID-19 pandemic, the RIZP, in  
1194 partnership with the U.S. Department of Housing and Urban Development (HUD) Region X  
1195 Seattle office, Renton School District, and other community-based, began hosting Skyway  
1196 Resource Center pop-up events. The biweekly events, held outdoors, farmers market style,  
1197 allowed community members to access critical services and resources at a convenient location.  
1198 The services and resources provided ranged from food boxes, school backpacks and supplies,  
1199 housing and rental assistance, diapers, warm clothing, healthcare consultations and referrals,  
1200 and COVID-19 responsive personal protective equipment of masks and hand sanitizer.

1201

1202 **Skyway Resource Center**

1203 The Skyway Resource Center is a multi-service social and human service provider network that  
1204 is connecting Skyway-West Hill residents with the resources they need to live and thrive. The  
1205 Skyway Resource Center is the culmination of years of community planning, dating back to  
1206 2014 when Schemata Workshop led a Community Center Visioning Process. In 2016, the  
1207 SWAP called out the need to “Establish a space open to the community where service providers  
1208 can conduct programs geared toward activities to benefit youth, seniors and/or other targeted  
1209 populations.” In October 2020, the Skyway Resource Center was formally recognized as a HUD  
1210 EnVision Center. This was the second such designation in Washington State.

1211

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<sup>43</sup> The collective impact concept was introduced in the [2011 Stanford Social Innovation Review](#)



1212 The Skyway Resource Center, in partnership with the King County Housing Authority,  
1213 negotiated the acquisition of the former bank branch located at 12601 76<sup>th</sup> Avenue South to  
1214 establish a fixed facility to better deliver some of the need social and health service needs of the  
1215 community, such as: early learning, mental health care for all ages, culturally responsive social  
1216 services, and co-located wraparound services from multiple human service providers.  
1217

## 1218 Community Priorities

1219 Through the engagement process, the community identified several priorities summarized  
1220 below:

- 1221 • Support area youth through recreation, education, and employment programs. This  
1222 priority is also closely linked with the community's need for a community center  
1223 established in the neighborhood to support all aspects of community wellbeing.
- 1224 • More behavioral health services.
- 1225 • More services for elderly and disabled residents, including transportation services. The  
1226 community links this priority to their need for more affordable housing in the  
1227 neighborhood prioritized for these vulnerable community members.
- 1228 • Improved access to healthy food options, through a regular farmer's market in the  
1229 Skyway Business District and additional restaurants that serve a range of culturally  
1230 relevant food options.
- 1231 • More early childhood education programs that enrich the lives of students and their  
1232 families. The types of programs identified include tutoring programs for bilingual  
1233 students, music and arts programs, and programs that provide early exposure to  
1234 science, technology, and math curricula.  
1235

## 1236 Policies

- 1237
- 1238 **SWH-24** Support access to healthy, affordable, and culturally relevant foods for all  
1239 residents throughout Skyway-West Hill by encouraging grocery stores, small  
1240 markets, farmers markets, urban farms, and community gardens.
- 1241
- 1242 **SWH-25** Partner with agencies and organizations including, but not limited to, Renton  
1243 School District, community-based organizations, and other health and human  
1244 service agencies to provide healthcare (physical and behavioral), social and  
1245 human services, early education, and childcare to improve outcomes for residents  
1246 of all ages, students, and their families, especially where needs are greatest.  
1247  
1248

1249



1250

## 1251 Chapter 5: Parks, Open Space, and Cultural Resources

1252 Parks and open space lands in Skyway-West Hill are owned by King County and managed by  
1253 the King County Department of Natural Resources and Parks (DNRP). The Parks and  
1254 Recreation Division of DNRP offers several programs in Skyway-West Hill in partnership with  
1255 private organizations. DNRP also administers multiple grant programs that support public  
1256 agencies and community organizations serving the Skyway-West Hill community. Notably, the  
1257 *2016 King County Open Space Plan: Parks, Trails, and Natural Areas (2016 Open Space Plan)*,  
1258 a functional plan of the *Comprehensive Plan*, provides the policy framework for the County's  
1259 acquisition, planning, development, stewardship, maintenance, management, and funding of its  
1260 countywide system of 205 parks, 175 miles of regional trails, and 32,000 acres of open space.<sup>44</sup>

1261

1262 As of 2021, Skyway-West Hill contains approximately 27 acres of public parkland within its  
1263 boundaries. Of this, 23 acres are developed as Skyway Park behind the Skyway Business  
1264 District and 4 acres are undeveloped open space known as Bryn Mawr Park.

1265

1266 Currently, Skyway Park hosts little league baseball and youth football games as well as  
1267 community events like the Skyway Community Festival.

1268

1269 Other nearby parks provide open space, playfields, and other recreational opportunities for  
1270 Skyway-West Hill residents. These include Lakeridge Park and Deadhorse Canyon in Seattle,  
1271 Fort Dent Park in Tukwila, and Gene Coulon Park in Renton. Bryn Mawr, Campbell Hill, and  
1272 Lakeridge Elementary Schools and Dimmitt Middle School also offer sports fields, playgrounds,  
1273 and facilities used by residents but are not classified as public parks, nor are they open to the  
1274 public during school operating hours. The location of these school properties is shown on the  
1275 School District Map in Appendix A.

1276

1277 Privately owned and semi-public recreation and open space are also important contributors to  
1278 the area's green space network, offering amenities like plazas, playgrounds, picnic tables, dog-  
1279 walking areas, and swimming pools to residents. Many churches and religious organizations  
1280 also provide similar amenities and gathering spaces on their properties.

1281

1282

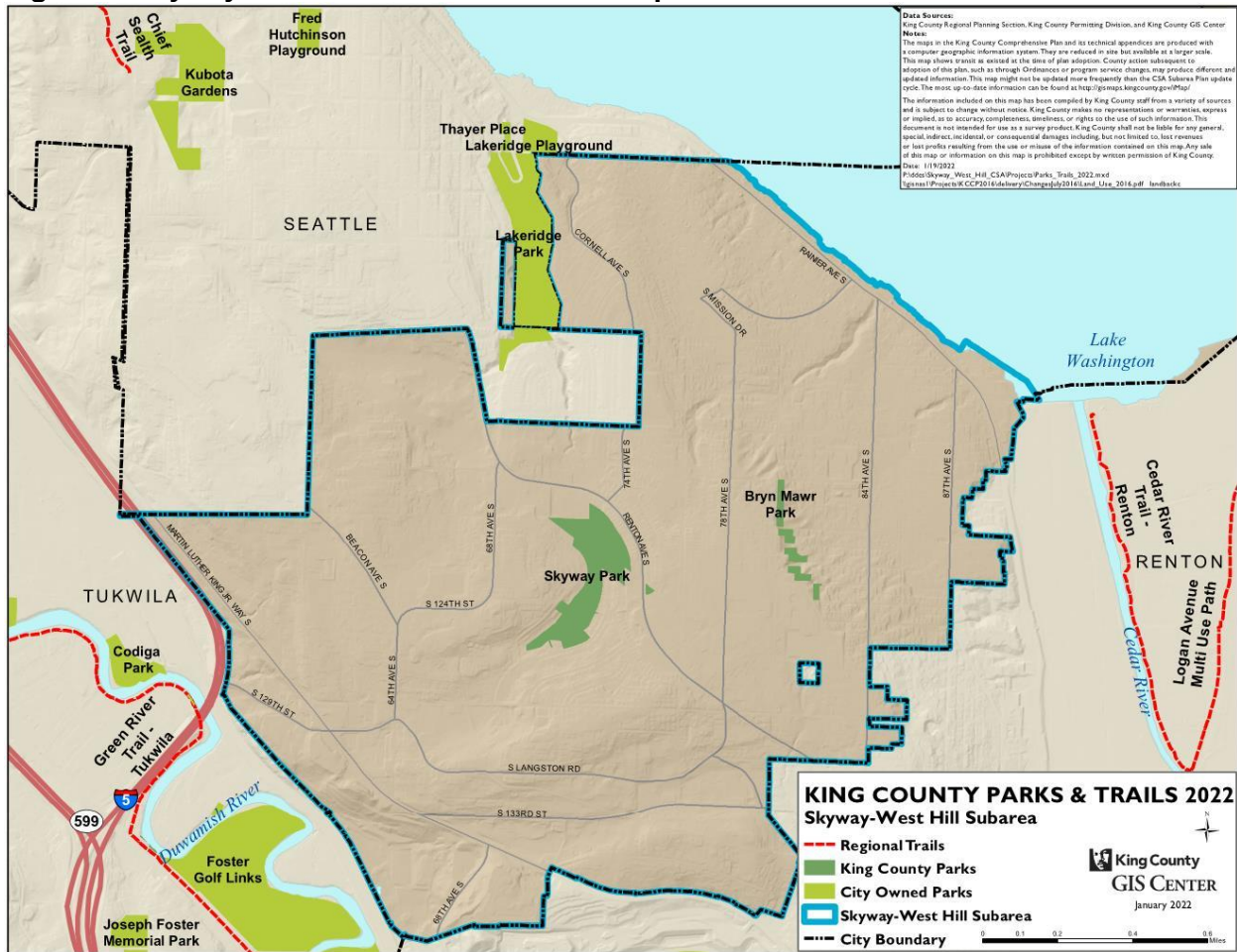
1283

1284

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<sup>44</sup> King County [Open Space Plan](#)

1285 **Figure 4. Skyway-West Hill Parks and Trails Map**



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### Skyway Park Vision

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

In 2020, the County is implemented a capital project in Skyway Park to improve recreation and sports facilities. This includes improvements such as adding an outdoor mini soccer arena, expanding and moving the playground, upgrading fencing and lighting, and improving pathways and basketball courts, and other improvements. Additionally, King County Parks has a public-private partnership with the Seattle Kraken professional hockey team to install street goal nets on the basketball court. The team will work with local community-based organizations, schools, and organizations to conduct free youth hockey activities at the park.



1305 **Skyway-West Hill Community Center**

1306 In 2020, King County appropriated \$10 million to help the Skyway-West Hill community initiate  
1307 acquisition and development of property to realize its goal of a building a community center.  
1308 This work stemmed the community’s work with the Pomegranate Center to “Create momentum  
1309 to build a community center to serve as the glue to hold the community together and become  
1310 home away from home for many young people.”<sup>45</sup>

1311  
1312 In 2013, a project team led by Skyway Solutions worked with Schemata Workshop, a  
1313 community-oriented architecture firm, to develop a conceptual design and construction cost  
1314 estimate so the community could begin to take the next steps toward realizing a community  
1315 center to serve as the cultural and social hub of the community. A feasibility analysis was  
1316 completed in 2019 that estimated that the cost to develop a Skyway-West Hill Community  
1317 Center would cost in the range of \$35 to \$50 million, at a minimum.<sup>46</sup>

1318

1319 **Regional Trails**

1320 Several regional multi-use trails (biking and pedestrian) surround the Skyway-West Hill  
1321 community. However, formal links to these routes from Skyway-West Hill do not exist.

1322  
1323 The following King County and other municipal regional trails are nearby but do not yet connect  
1324 to the community:

- 1325
- 1326 - **Chief Sealth Trail** – Connects downtown Seattle to the City of Seattle’s Kubota Gardens  
1327 via Beacon Hill and the Seattle City Light Power Transmission Corridor.
  - 1328 - **Lake to Sound Trail** – Connects the south end of Lake Washington in Renton to Puget  
1329 Sound in Des Moines, passing through Tukwila, Burien, and SeaTac. While portions of  
1330 the trail are still in development, the segment of the trail nearest to Skyway-West Hill is  
1331 complete, connecting City of Renton’s Black River Riparian Forest to City of Tukwila’s  
1332 Fort Dent and the Green River Trail. Once complete, this trail will be 16 miles long and  
1333 connect to 4 other regional trails.
  - 1334 - **Green River Trail** – Runs more than 19 miles connecting Cecil Moses Park near  
1335 Seattle’s south boundary to North Green River Park in south Kent near Auburn
  - 1336 - **Cedar River Trail** – The Trail is 17.3 miles and follows the Cedar River from where it  
1337 enters Lake Washington in the City of Renton upriver to Maple Valley
  - 1338 - **Lake Washington Trail** – A 55-mile loop around Lake Washington accessible at the  
1339 Gene Coulon Park in Renton

1340  
1341 **Open Space and the Environment**

1342 In February 2021, King County published its *30-Year Forest Plan*,<sup>47</sup> which is organized around 7  
1343 priority areas. Based on Skyway-West Hill’s location within the urban areas of King County, the  
1344 following 3 priority areas are likely to have the most direct impact on the lives of the Skyway-  
1345 West Hill community:

---

<sup>45</sup> Action 5.6 from “Skyway Solutions – A community agenda for revitalization (2009)

<sup>46</sup> Skyway-West Hill Land Use Strategy – Appendix C, Attachment G to Ordinance 19146

<sup>47</sup> [30-Year Forest Plan](#)

- 1346 - **Urban Forest Canopy** – Increasing tree canopy in urban areas with a focus on areas  
1347 with the lowest canopy cover.
- 1348 - **Human Health** – Prioritizing tree canopy improvements and increased access to  
1349 forested open space to improve health outcomes and advance health equity.
- 1350 - **Water Quality and Quantity** – Maintaining and expanding forest canopy to improve  
1351 water quality, reduce stormwater runoff, and reduce flooding.

1352  
1353 An analysis of the forest canopy cover in the *Forest Plan* found that Skyway-West Hill’s urban  
1354 forest canopy covers roughly 511 acres, or around 28%, in the subarea. For the cities and  
1355 unincorporated areas analyzed, the canopy coverage percentages ranged from a high of 67%  
1356 down to 16%. Skyway-West Hill’s canopy coverage is similar to the cities of Seattle and Kent  
1357 and about 7% more than North Highline’s.

1358  
1359 While no specific target for the “right” amount of tree canopy can be prescribed, increases in  
1360 urban forest tree canopy can help to reduce urban heat islands by providing shade, increase  
1361 physical well-being and health outcomes by trapping particulate matter, and positively affect  
1362 water quality and quantity by intercepting rainfall.

1363  
1364 **Skyway Library**  
1365 Skyway-West Hill has been served by the King County Library System (KCLS) since 1953,  
1366 when the Skyway Branch Library Board and its 2,000 volumes opened to the public in the back  
1367 room of a local bakery on Renton Ave S. In 1970, a 5,200 square foot Skyway Library opened  
1368 with space to double the volumes available and included a meeting room. As part of a  
1369 successful \$172 million KCLS voter approved bond measure, a new Skyway Library opened in  
1370 in 2016. The \$8.3 million, 8,000 square foot facility includes eco-friendly building features, a  
1371 plaza that is used for community events and farmers markets, and a table made from an  
1372 airplane wing in a nod to the community’s historical connection with the aviation industry.  
1373 Skyway Library offers collections in Chinese, Somali, Spanish, and Vietnamese and is an  
1374 important cultural resource in the heart of Skyway-West Hill.

1375  
1376 **Community Priorities**  
1377 Skyway-West Hill residents feedback shows that they value their parks, open spaces, and the  
1378 environment. Resident’s voice strong support for making recreational amenities, access, and  
1379 parking enhancements to Skyway Park. They identified their need to acquire additional parks  
1380 and open space lands throughout the neighborhood so that more people have access to nature  
1381 and recreational amenities near their homes. The community is especially interested in seeing  
1382 parks, greenspaces, and interconnected public spaces when new development occurs in and  
1383 around the Skyway Business District and in the residential areas of the neighborhood.

1384  
1385 Another long-standing community priority is the acquisition and development of a Skyway-West  
1386 Hill Community Center. The community center concept was expressed as community priority in  
1387 the *1994 West Hill Community Plan*.<sup>48</sup> Since the County appropriated \$10 million in 2020 for the  
1388 acquisition and development of a community center, the community is eager to work toward  
1389 creating a multi-cultural, multi-generational recreational and human service hub for the  
1390 neighborhood.

---

<sup>48</sup> [Ordinance 11166](#)



1392 Organized recreational activities for all ages, but especially for area youth, are a top priority for  
1393 the community. The community have asked that programs be developed and fostered. This  
1394 collaboration should occur in close partnership with the community to ensure the programs are  
1395 culturally appropriate and economically accessible to area residents.  
1396

1397 Skyway-West Hill residents would like to see trail connections created with existing surrounding  
1398 regional trails for safe circulation for bicycle commuters and other active transportation users  
1399 between Seattle, Renton, and other destinations to the south and east. Specifically, the  
1400 community called for the Chief Sealth Trail corridor from Seattle to extend up and over Skyway-  
1401 West Hill to provide not only a recreational amenity, but also an active transportation corridor  
1402 and a linear greenspace connecting the Skyway-West Hill area to its neighbors. Additionally, the  
1403 community would like to see more trails developed to and through Skyway-Park and to  
1404 Lakeridge Park, in Seattle's Deadhorse Canyon.  
1405

1406 The community has expressed a desire for tree planting campaigns in the neighborhood, along  
1407 with protection of existing trees and forest cover either during the development process or  
1408 through acquisition and stewardship of natural areas and open spaces.  
1409

## 1410 Policies

1411  
1412 **SWH-26** Highlight Skyway Park as a major community amenity through enhanced physical  
1413 and visual connections to the park.  
1414

1415 **SWH-27** Work with Skyway-West Hill residents, businesses, and other community  
1416 organizations to identify and implement opportunities for planting trees and  
1417 installing green infrastructure to reduce the urban heat island and improve water  
1418 and air quality. Prioritize areas that have been underserved and  
1419 underrepresented.  
1420

1421 **SWH-28** Ensure that parks, open space, and recreational and cultural facilities reasonably  
1422 provide for the existing and future needs of the Skyway-West Hill community.  
1423 These facilities should be readily accessible to residents and within close  
1424 proximity to residential and mixed-use developments.  
1425

1426 **SWH-29** Support development of additional public trails in Skyway-West Hill to connect  
1427 with regional trails, Seattle trails, and other locations.  
1428

1429 **SWH-30** Acquire land for parks, open spaces, and environmental protection in Skyway-  
1430 West Hill, including properties with views of the mountains or Lake Washington,  
1431 as desired by the community.  
1432

1433 **SWH-31** Support development and operation of a Skyway-West Hill Community Center as  
1434 a place for community enrichment.  
1435

1436 **SWH-32** Support the delivery of park improvements and recreational, cultural, and  
1437 educational programs in Skyway by partnering with community organizations and  
1438 public agencies to increase capacity building and funding, sharing technical  
1439 expertise, and leveraging County-owned parks facilities.  
1440



1441

1442

## Chapter 6: Transportation

1443 Transportation has a profound effect on quality of life and the vitality of the economy. It provides  
1444 access to jobs, education, services, recreation, and other opportunities. Well-planned land use  
1445 patterns and neighborhoods have features like connected street networks, nearby shopping,  
1446 walking paths, and transit service. These features reduce dependency on cars, increase  
1447 opportunities to be physically active, and improve air quality.

1448  
1449 The County focuses its roads-related resources on critical safety needs and core maintenance  
1450 and operations. Similar to other urban unincorporated areas, there has been insufficient  
1451 investments in Skyway-West Hills’ transportation system to support improved mobility, safety,  
1452 and community health. The community seeks a network of connected streets that support  
1453 motorized and active transportation options for moving about the neighborhood and beyond, as  
1454 well as transit services to meet the travel needs of the community.

1455  
1456 In addition to transportation policies in the *Comprehensive Plan*, delivery of transportation and  
1457 mobility services are implemented through functional plans including:

- 1458 • The Strategic Plan for Road Services<sup>49</sup>
- 1459 • The Strategic Plan for Public Transportation<sup>50</sup>
- 1460 • The Long Range Plan for Public Transportation – Metro Connects<sup>51</sup>

1461

### Road Services

1463 The King County Department of Local Services, Road Services Division provides an array of  
1464 broad services with its constrained revenue. Services include:

- |      |                               |      |                         |
|------|-------------------------------|------|-------------------------|
| 1465 | • general roadway maintenance | 1469 | • repaving              |
| 1466 | • pothole filling             | 1470 | • safety investigations |
| 1467 | • snow and storm responses    | 1471 | • traffic analysis      |
| 1468 | • inspections                 |      |                         |

<sup>49</sup> [Strategic Plan for Road Services](#)

<sup>50</sup> [Strategic Plan for Public Transportation](#)

<sup>51</sup> [Long Range Plan for Public Transportation – Metro Connects](#)

- 1472 • installation of devices such as
- 1473 signals and signs
- 1474 • pavement marking
- 1475 • school safety zone improvements
- 1476 • roadside vegetation and litter
- 1477 removal
- 1478 • graffiti removal
- 1479 • bridge monitoring and repair
- 1480 • road alerts
- 1481 • emergency response services
- 1482 • establishing and updating design
- 1483 standards
- 1484 • development and construction
- 1485 review
- 1486 • permitting

1487  
1488 The 2021 Skyway-West Hill road network includes the following assets:

**Table 4. Skyway-West Hill Transportation Assets**

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

1491  
1492 Additionally, as part of the *Comprehensive Plan*, King County develops a Transportation Needs  
1493 Report (TNR),<sup>52</sup> which is a long-term list of needed improvements to roads and related  
1494 transportation infrastructure. The 2020 TNR identifies 28 needed improvements, with a total  
1495 estimated cost of nearly \$58 million, in Skyway-West Hill. The projects include providing  
1496 nonmotorized facilities such as sidewalks, while others seek to address drainage issues,  
1497 improve intersection operation and safety, and upgrade traffic signals. The TNR does not  
1498 identify any roadway capacity projects within Skyway-West Hill. A map showing the locations of  
1499 the TNR projects in Skyway-West Hill is in Appendix A.

1500  
1501 Finally, as part of its *Americans with Disabilities Act Transition Plan*,<sup>53</sup> the County identified over  
1502 40 curb ramps in Skyway-West Hill that are a high priority for upgrades to current accessibility  
1503 standards.

## 1505 State Highways

1506 Martin Luther King Jr. Way S, also known as State Route 900 is one of the major arterial  
1507 roadways serving Skyway-West Hill. It is managed by the Washington State Department of  
1508 Transportation. In 2021, the State undertook a planning project to evaluate the corridor and

<sup>52</sup> [Transportation Needs Report 2020](#)

<sup>53</sup> [ADA Transition Plan and Accessibility Services](#)

1509 engage with community residents regarding their ideas for making it safer, more functional, and  
1510 attractive. A map showing the roadway classifications in Skyway-West Hill is in Appendix A.  
1511

1512 **Public Transportation Services**

1513 The King County Metro Transit Department (Metro) provides fixed-route bus service and  
1514 corresponding Access paratransit service in the Skyway-West Hill subarea. The following transit  
1515 routes serve Skyway-West Hill as of June 2022.<sup>54</sup>

- 1516 •

1517 **Table 5. King County Metro Transit Routes in Skyway-West Hill**  
1518

Route #	Route	Weekday Average Headways*	Weekend Average Headways
101	Renton Transit Center to Downtown Seattle via Martin Luther King Jr. Way S	Peak: 15-20 minutes Off-peak: 15-20 minutes	All day: 30-60 minutes
102**	Fairwood to Downtown Seattle – peak only via Martin Luther King Jr. Way S		
106	Renton Transit Center to Downtown Seattle via Renton Avenue	Peak: 15 minutes Off-peak: 15-30 minutes	All day: 15-30 minutes
107	Renton Transit Center to Beacon Hill via 87 <sup>th</sup> Ave S, S 114 <sup>th</sup> St, Renton Ave S, and Beacon Ave S	Peak: 10-15 minutes Off-peak: 30 minutes	All day: 30-60 minutes

1519 *\*King County Metro transit service in June 2022. Peak is typically 5am to 9am and 3pm to 7pm and can vary by*  
1520 *route.*

1521 *\*\* In Skyway-West Hill, Routes 101 and 102 travel the same corridor and provide service to the*  
1522 *same transit centers. Combined, these routes provide frequent service In Skyway-West Hill.*  
1523 *In 2020, to be intentional about sharing power with the community, Metro dedicated staff*  
1524 *resources to develop and improve relationships with the Skyway-West Hill community and co-*  
1525 *define an investment approach to resolve mobility challenges facing the community. Taking*  
1526 *community input compiled by the County in previous outreach efforts and dedicating months of*  
1527 *listening to and collaborating with community stakeholders, Metro identified and are*  
1528 *implementing several programs to meet the mobility needs of area residents, including:*  
1529

- 1530 • An ORCA Youth pilot that will increase Skyway youth’s access to transit and transit  
1531 education by providing free bus passes to area youth.
- 1532 • Expanding the Metro Community Van program to the Skyway community in partnership  
1533 with the Department of Local Services, providing residents with customized options for  
1534 travel when fixed-route bus service cannot meet their needs.
- 1535 • Expansion of the Via to Transit service, which provides on-demand trips that connect  
1536 area residents to transit hubs and community assets (Rainier Beach Link Light Rail  
1537 Station, Renton Transit Center, the Skyway Library, and Kubota Gardens) to increase  
1538 service coverage and connectivity throughout Skyway.  
1539

<sup>54</sup> *King County Metro transit service as of March 2022; a.m. Peak is typically 5:00 a.m. to 9:00 a.m. and p.m. Peak is typically 3:00 p.m. to 7:00 p.m. and can vary by route; schedules are subject to change.*



1540 **Community Priorities**

1541 Over the past several years, when asked what type of transportation investments would be  
1542 meaningful and have lasting impact on the community, residents continually expressed needs  
1543 for more and improved pedestrian and active transportation facilities, such as sidewalks, bike  
1544 lanes, and regional trail connections. These improvements provide safe and healthy areas to  
1545 recreate and offer additional commuting options to nearby destinations.  
1546

1547 In concert with improved active transportation facilities, the community has expressed a desire  
1548 to have more streetlights installed throughout residential areas. This will illuminate roadways for  
1549 motorists and pedestrians using the public right-of-way. When asked about priorities for  
1550 sidewalks and streetlights, people asked that improvements be directed toward streets with the  
1551 most traffic and higher speeds. The community has also requested more frequent maintenance  
1552 of the road surface and the vegetation along shoulders and behind sidewalks.  
1553

1554 The community has requested additional bus service, especially routes that connect residential  
1555 areas along Martin Luther King Jr. Way S with the Skyway Business District. In addition,  
1556 requests have been made to connect Skyway-West Hill more directly with the retail and  
1557 commercial centers in Tukwila.  
1558

1559 The community wants assistance to address mobility challenges such transit access for youth,  
1560 more mobility options for customers with limited physical abilities or who are elderly, and  
1561 improved access to the Rainier Beach Link Light Rail station.  
1562

1563 The community has identified several improvements with regard to the Martin Luther King Jr.  
1564 Way S corridor. Identified improvements include reduced speed limits, wider sidewalks that are  
1565 separated from the roadway by planting strips, convenient and safe crosswalks, better turning  
1566 options for motorists, and ample lighting along the corridor and near transit stops.  
1567

1568 **Policies**

1569 **SWH-33** Prioritize safe and inviting walking, bicycling, and rolling throughout Skyway-West  
1570 Hill to connect residents to transit facilities, the Skyway Business District,  
1571 neighborhood business districts, Skyway Park, the Skyway Library, schools, and  
1572 other local destinations.  
1573

1574 **SWH-34** Provide convenient, safe transit access to commercial areas, jobs, services, and  
1575 community amenities in Skyway-West Hill and surrounding transit hubs so that  
1576 residents can participate in the economy and access amenities regardless of their  
1577 age, socioeconomic status, or abilities.  
1578

1579 **SWH-35** By working closely with Washington State Department of Transportation, support  
1580 improvements the State Route 900 corridor to enhance the safety of the area  
1581 residents and the traveling public, operational functionality, and walking and  
1582 bicycling facilities.  
1583  
1584



1585

1586

## Chapter 7: Services and Utilities

1587

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1589

1590

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1592

1593

A full range of urban utilities and services is critical to supporting urban communities, including utilities and services include water and sanitary sewer, stormwater management, solid waste collection and disposal, and fire protection. Skyway-West Hill is served by several different special utility districts and organizations that collectively provide these vital services. The provision of water and sewer services has a direct impact on the use and development of land in Skyway-West Hill.

1594

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1603

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

1604

1605

A map showing sewer service providers in the Skyway-West Hill subarea is included in **Error! Reference source not found.**

1606

### Community Priorities

1607

1608

1609

1610

1611

The community has identified several utilities and services. The community wants to see new development that is well-planned. In this context, “well planned” means that the utilities and services that are needed to serve new development are adequate for the new development, but also provide capacity for future growth.

1612

1613

During the community engagement process, the community asked that new residential and commercial developments in Skyway-West Hill connect to public sewer service and increase

1614 opportunities for existing private property owners relying on older, failing on-site septic systems  
1615 to connect to public water and sanitary sewer.  
1616

1617 **Policies**

1618  
1619 **SWH-36** Promote the efficient use of land through a coordinated and logical approach to  
1620 infrastructure and service provision, including coordination with neighboring cities  
1621 for future annexation.  
1622

1623 **SWH-37** Partner with the Skyway-West Hill community, Skyway Water & Sewer District,  
1624 City of Renton, King County Water District #125, and Seattle Public Utilities to  
1625 address aging and failing on-site sewage systems by identifying the most  
1626 appropriate wastewater treatment options, that protect public health and support  
1627 the community's housing and equity goals.  
1628

1629 **SWH-38** Encourage developers proposing to extend water or sewer service for new  
1630 residential, commercial, or mixed-use development in Skyway-West Hill to work  
1631 with surrounding property owners to provide reasonable access to public utilities.  
1632  
1633



1634

## 1635 Chapter 8: Economic Development

1636 Economic development supports community resilience and cultural retention, increases  
1637 opportunities for residents, improves the environment for local small businesses, and reduces  
1638 displacement.

1639  
1640 Skyway-West Hill has 4 commercial areas that provide goods and services, entertainment,  
1641 employment, and economic opportunities. Since 2010 employment has grown by 430 jobs,  
1642 averaging 7.3% growth a year, outpacing the countywide growth rate of 2.7% over the same  
1643 period.

1644  
1645 Employment opportunities within Skyway-West Hill have a strong local and regional focus. Arts,  
1646 entertainment, and recreation are largest employment sector, totaling 19% of all jobs in the  
1647 subarea. Administration and support, waste management and remediation are the second  
1648 largest employment sector, totaling 17% of jobs. Health care and social assistance are third  
1649 largest, totaling 13%. As shown in Appendix A, the economy within Skyway-West Hill is a local  
1650 draw for workers, with the majority living within the neighborhood, South Seattle, Renton, and  
1651 Kent. Skyway-West Hill's residents mostly commute elsewhere in the region, with Seattle as the  
1652 primary employment destination, distantly followed by Renton, Bellevue, and then Tukwila.

1653  
1654 The community's proportion of retail and food service employment is lower than average for the  
1655 County, which suggests the Skyway Business District and the 2 neighborhood business areas  
1656 are currently not a strong draw in the region. This also means that Skyway-West Hill's  
1657 commercial areas are more oriented to serving the needs of area residents and those of nearby  
1658 cities.

1659

## 1660 Community Priorities

1661 Residents prioritized revitalization of Skyway-West Hill's commercial centers with additional  
1662 businesses, updated storefronts, and an enhance pedestrian environment with well-lit and  
1663 connected community space. Currently, residents must leave Skyway-West Hill to access retail  
1664 and services, going to nearby commercial areas in Renton and Seattle. This indicates a  
1665 community need for a wide range of businesses so residents do not have to leave the subarea



1666 to meet their daily retail and service needs. Residents expressed an interest in supporting and  
1667 incentivizing small, locally owned, and independent stores in Skyway-West Hill's business  
1668 districts. It is also a community priority that the community is involved in economic development  
1669 decisions, and that the business enterprises and entrepreneurs represent the racial and ethnic  
1670 diversity of Skyway-West Hill.

1671  
1672 Improving economic opportunities for area residents, especially lower-income residents, is also  
1673 identified as a community priority.

1674  
1675 For Skyway-West Hill to realize the maximum benefit possible from the public investments  
1676 made in their community, residents would like to see the County prioritize contracting with local  
1677 businesses whenever possible.  
1678

## 1679 Policies

1680  
1681  
1682 **SWH-39** Work with the community to support and develop the individual identities of  
1683 Skyway's business districts through street treatments, gateway landmarks,  
1684 murals, and other defining features.

1685  
1686 **SWH-40** Support the prevention of the economic and physical displacement of long-term  
1687 locally-owned businesses in Skyway-West Hill. Encourage the development of  
1688 new locally-owned businesses by improving access to affordable commercial  
1689 ownership and funding for expansion of operations.  
1690

1691 **SWH-41** Promote safe and healthy commercial spaces by implementing strategies,  
1692 programs, and regulations to address dilapidated or unsafe properties, or  
1693 potentially prevent declining conditions, so local businesses can remain in the  
1694 Skyway-West Hill.  
1695  
1696

1697 **Chapter 9: Implementation**  
1698

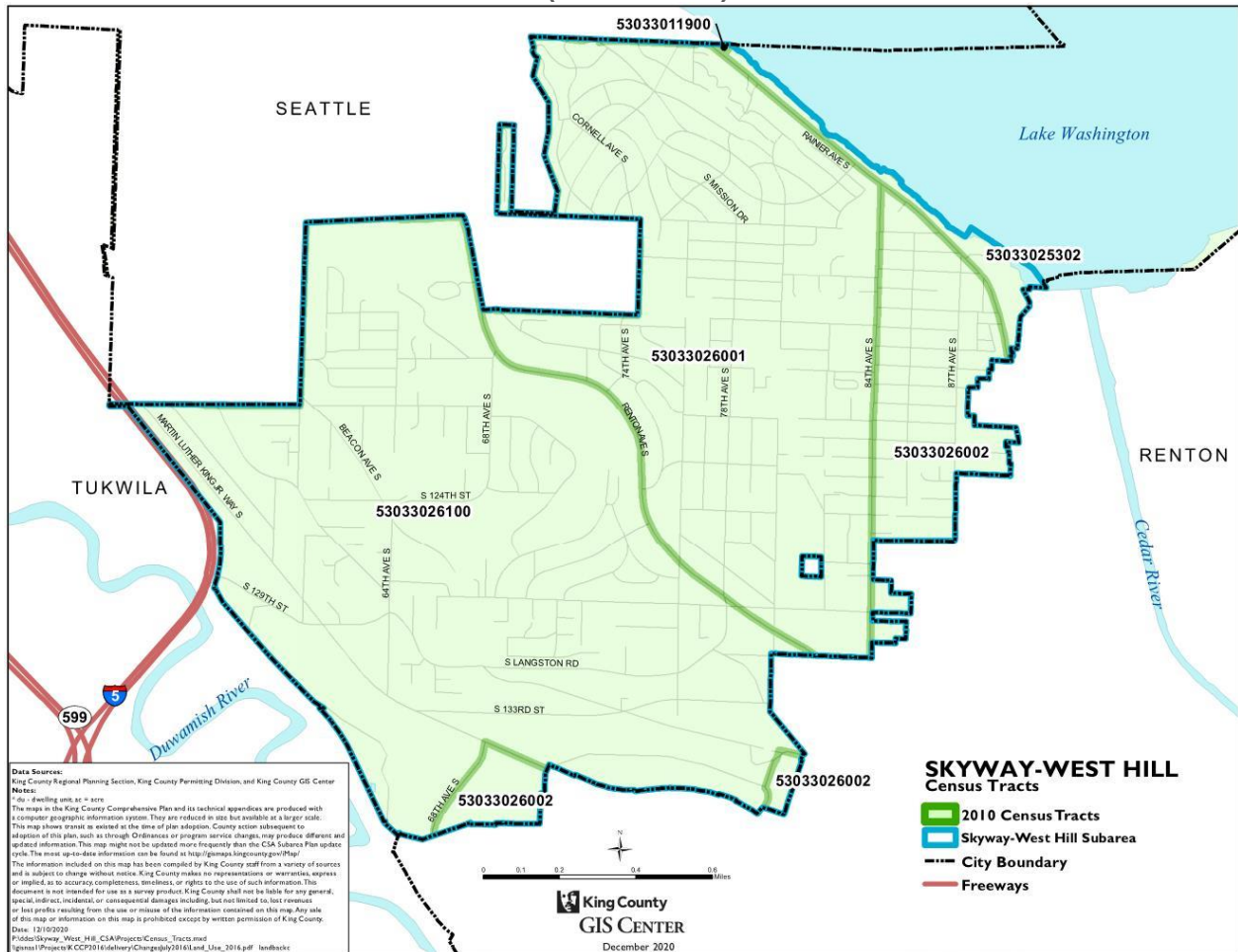
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1701 **Appendix A: Supporting Maps and Tables**

1702 The subarea plan addresses a wide variety of technical topics, and the work is based on several  
 1703 data sources. Shown below is data, charts, and maps that supported the development of the  
 1704 Subarea Plan. The information in this Appendix represents point-in-time at the time the subarea  
 1705 plan was completed and comes from a variety of sources. The information shown will change  
 1706 over time.

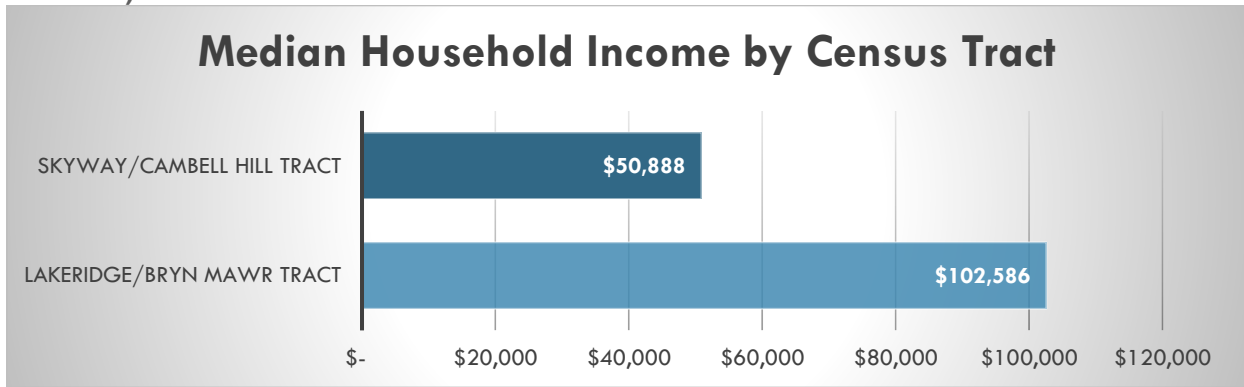
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**MAP 1: SKYWAY-WEST HILL CENSUS TRACTS (2010 CENSUS)**

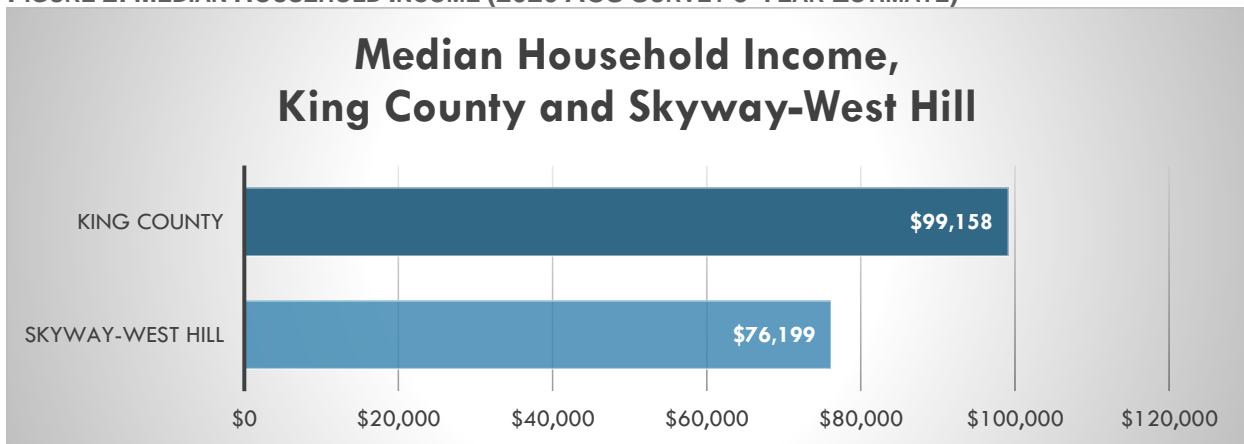


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1711 **FIGURE 1: MEDIAN HOUSEHOLD INCOME BY 2010 CENSUS TRACTS (2019 ACS SURVEY 5-YEAR**  
1712 **ESTIMATE)<sup>55</sup>**



1713 **FIGURE 2: MEDIAN HOUSEHOLD INCOME (2020 ACS SURVEY 5-YEAR ESTIMATE)**  
1714  
1715  
1716  
1717



1718  
1719

<sup>55</sup> Most recent data available.



1720  
1721  
1722

**TABLE 1: 2022 CURRENT USES**

<b>Current Use</b>	<b>Acres</b>	<b>Percent of Acres</b>
Religious Institution	14	1%
Commercial	34	2.4%
Industrial	35	2.4%
Mobile Home	25	1.7%
Multifamily	104	7.2%
Parks and Open Space	30	2.1%
Public	8	1.4%
School	35	2.4%
Single Family	918	63.4%
Utility	45	3.1%
Vacant	179	12.4%
Easement, Tract, or Unknown	20	1.4%

1723  
1724

**TABLE 2: 2022 COMPREHENSIVE PLAN LAND USE DESIGNATIONS**

<b>Comprehensive Plan Land Use Designation</b>	<b>Acres</b>	<b>Percent of Acres</b>
Commercial Outside of Center (co)	3	0.2%
Industrial (I)	39	2.7%
Community Business Center	32	2.2%
Neighborhood Business Center (nb)	8	0.5%
Open Space (os)	28	2%
Urban Residential High (uh)	174	12.0%
Urban Residential Medium (um)	1163	80.4%

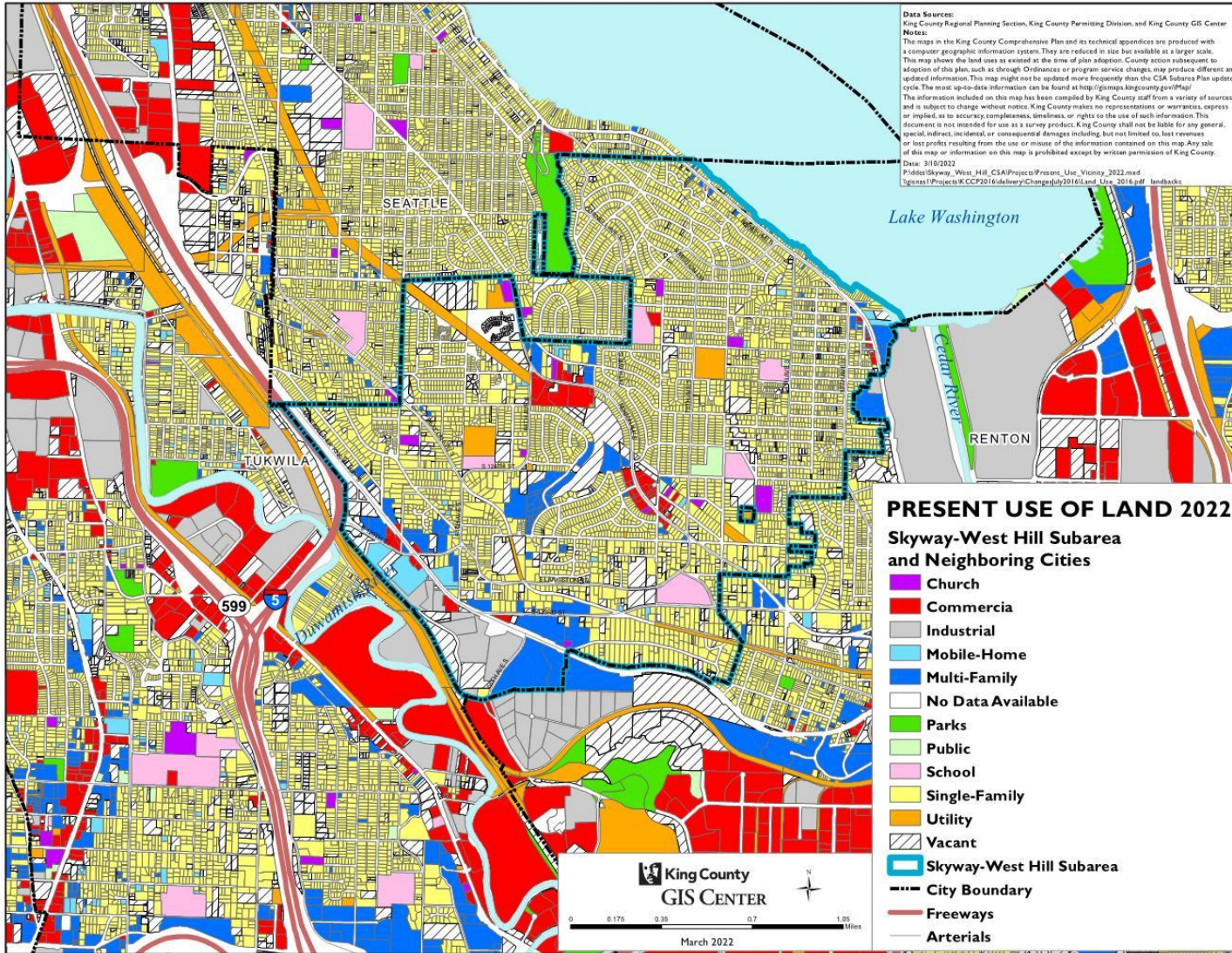
1725  
1726

**TABLE 3: 2022 ZONING CLASSIFICATIONS**

<b>Zoning</b>	<b>Acres</b>	<b>Percent of Acres</b>
Community Business (CB)	31	2.1%
Industrial (I)	39	2.7%
Neighborhood Business (NB)	10	0.7%
Office (O)	0.2	0.02%
Residential, 6 dwelling units per acre (R-6)	902	62.4%
Residential, 8 dwelling units per acre (R-8)	281	19.4%
Residential, 12 dwelling units per acre (R-12)	9	0.6%
Residential, 18 dwelling units per acre (R-18)	8	0.6%
Residential, 24 dwelling units per acre (R-24)	145	10%
Residential, 48 dwelling units per acre (R-48)	21	1.5%

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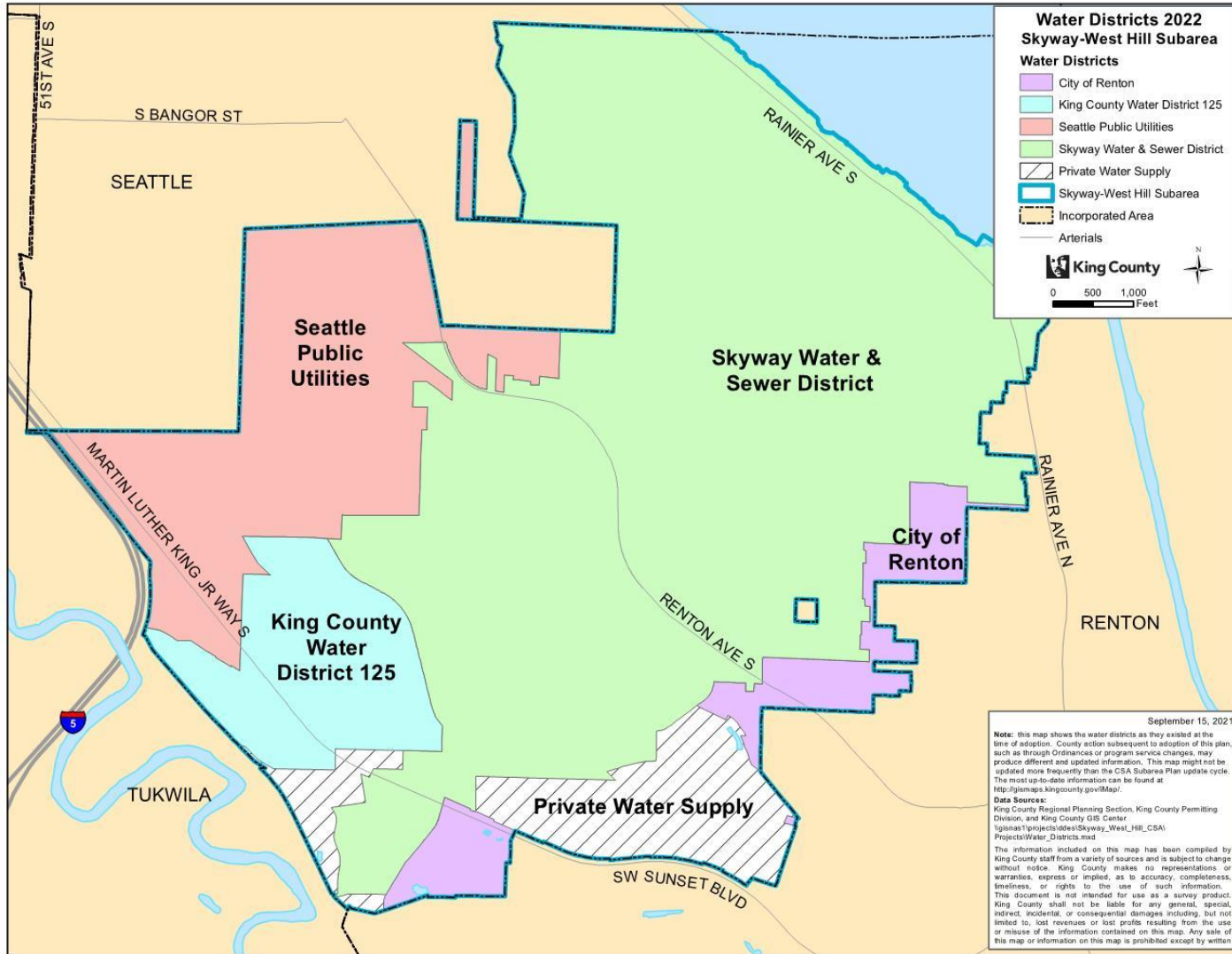
1730 **MAP 2: CURRENT USE OF LAND IN SKYWAY-WEST HILL AND VICINITY**



1731



1732 MAP 3: SKYWAY-WEST HILL WATER SERVICE PROVIDERS

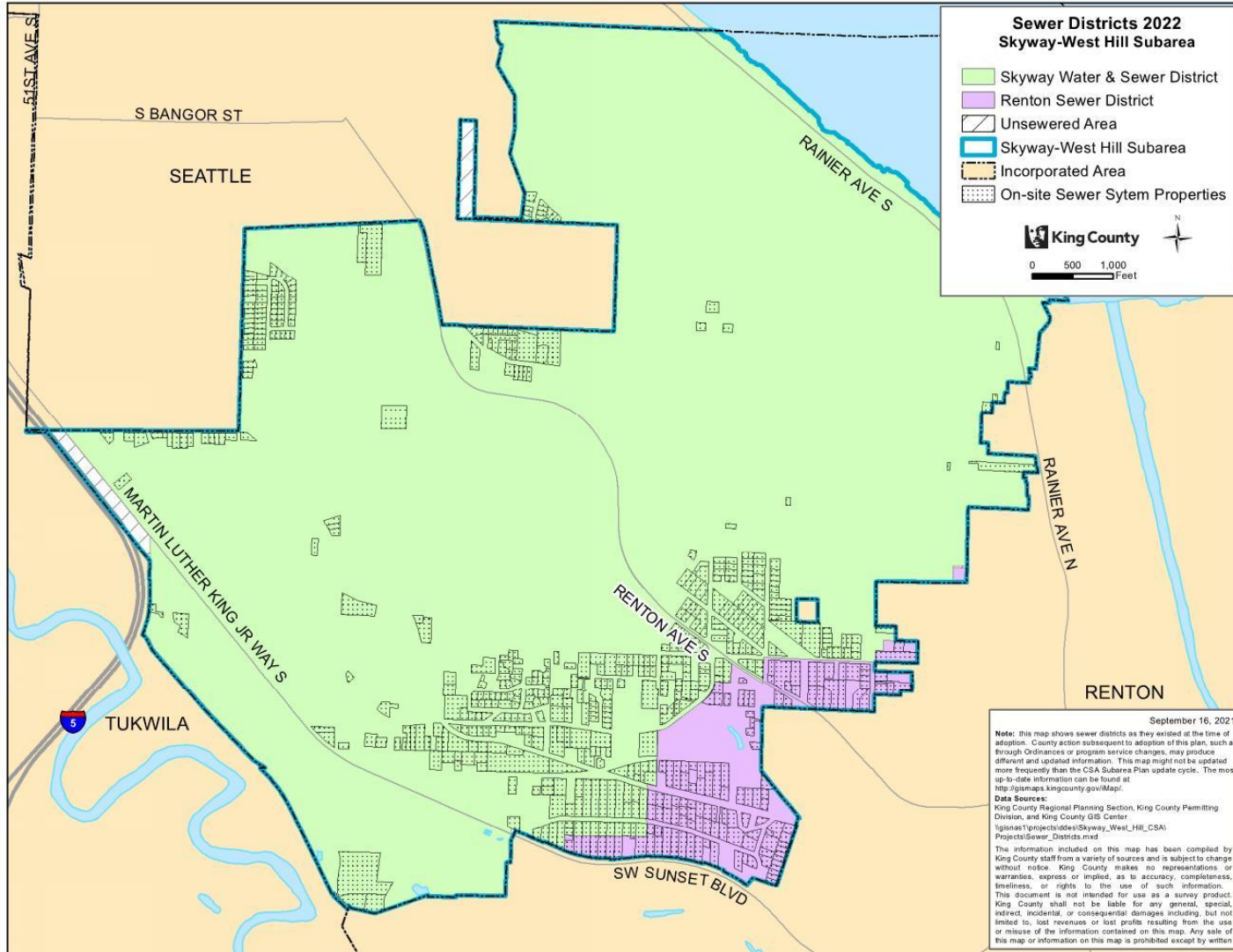


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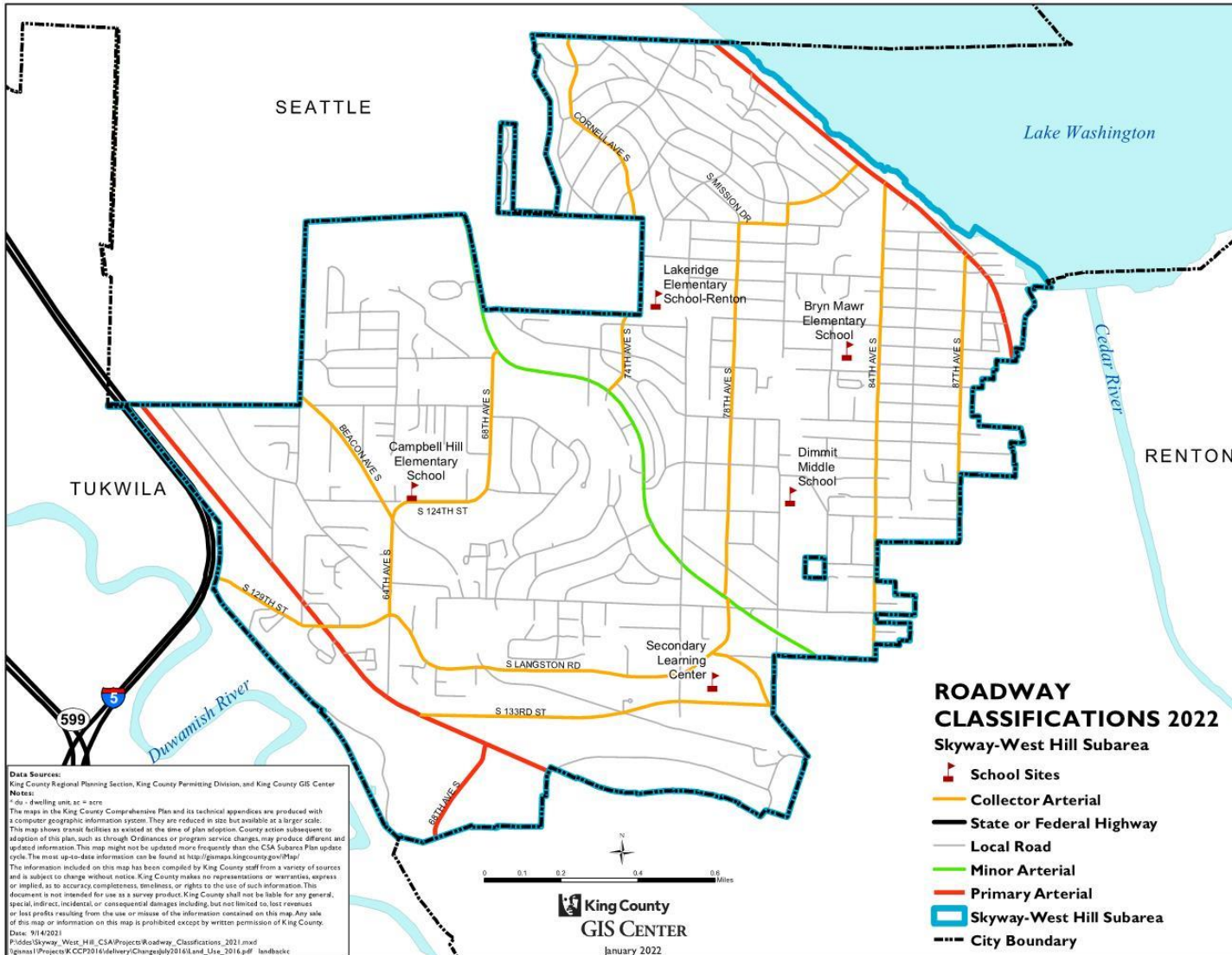
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MAP 4: SKYWAY-WEST HILL SEWER PROVIDERS



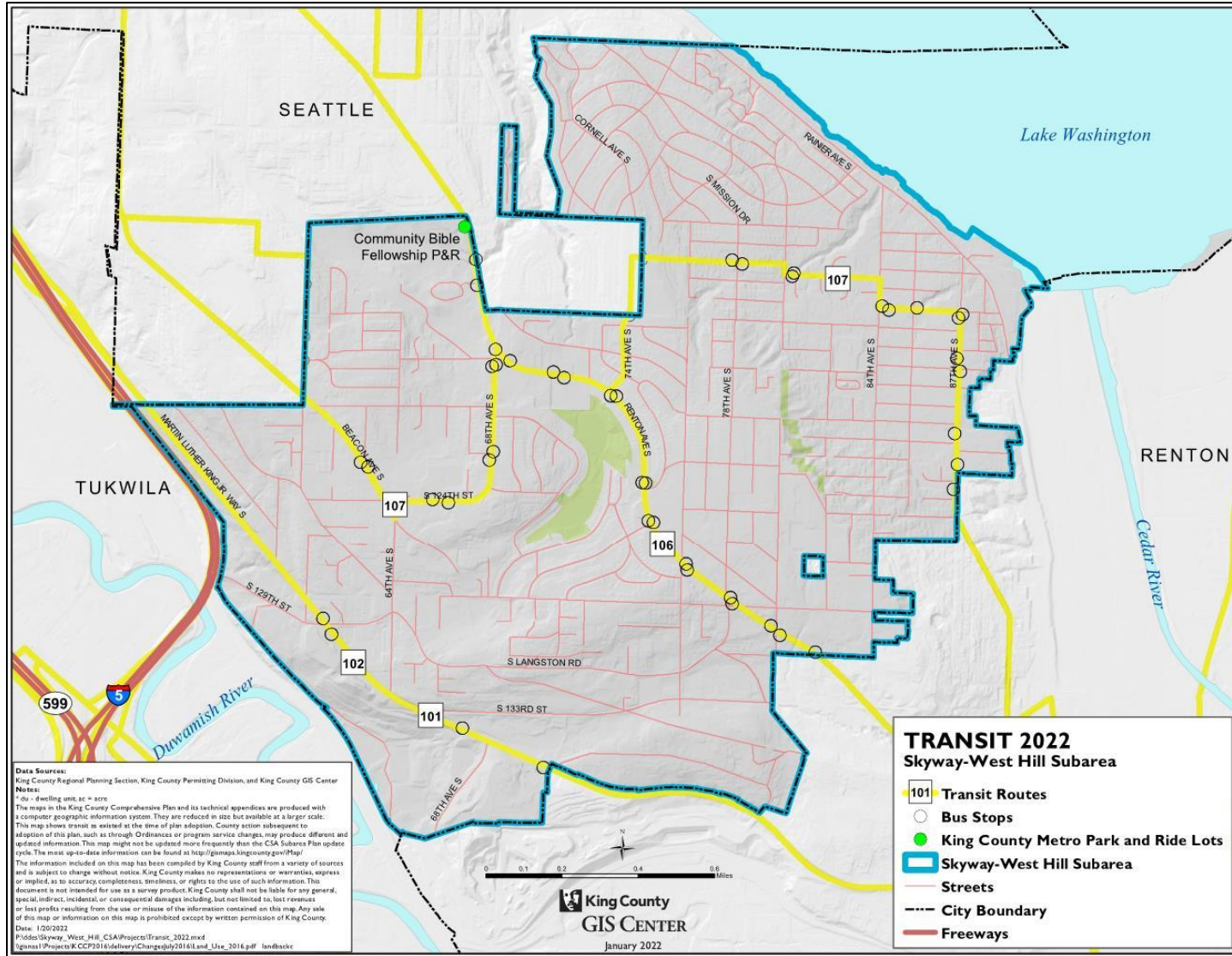
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1737 **MAP 5: SKYWAY-WEST HILL ROADWAY CLASSIFICATIONS**



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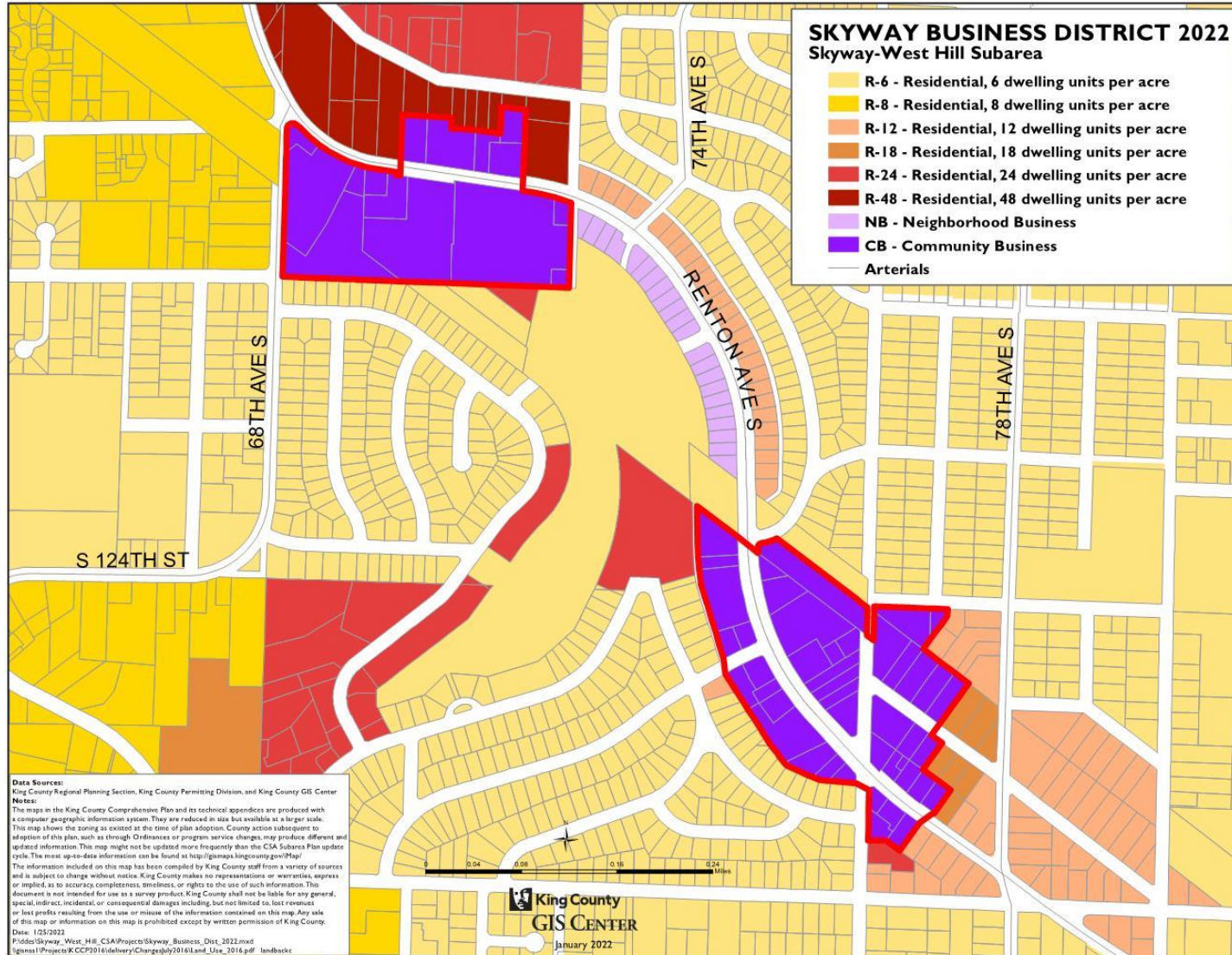
1740 MAP 6: SKYWAY-WEST HILL TRANSIT SERVICE



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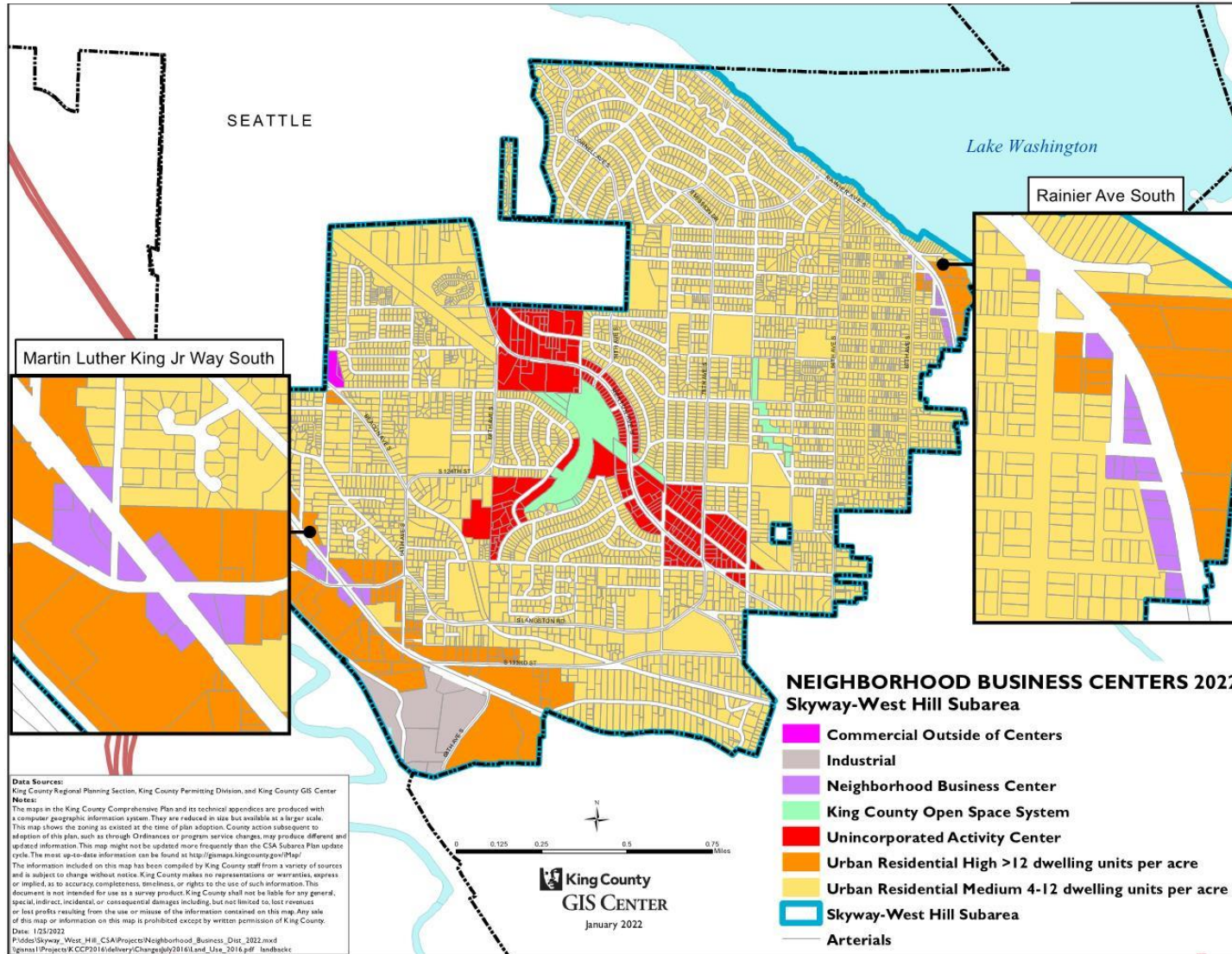


MAP 7: SKYWAY BUSINESS DISTRICT



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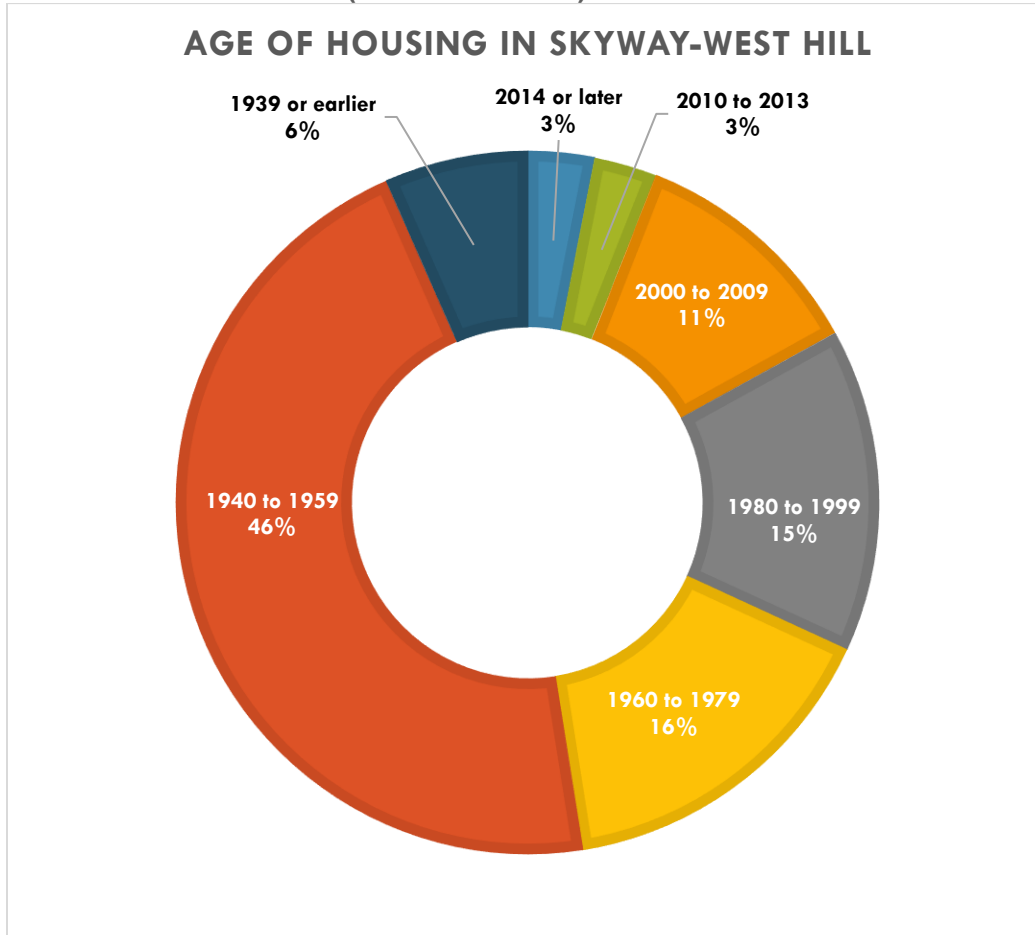
MAP 8: NEIGHBORHOOD BUSINESS CENTERS



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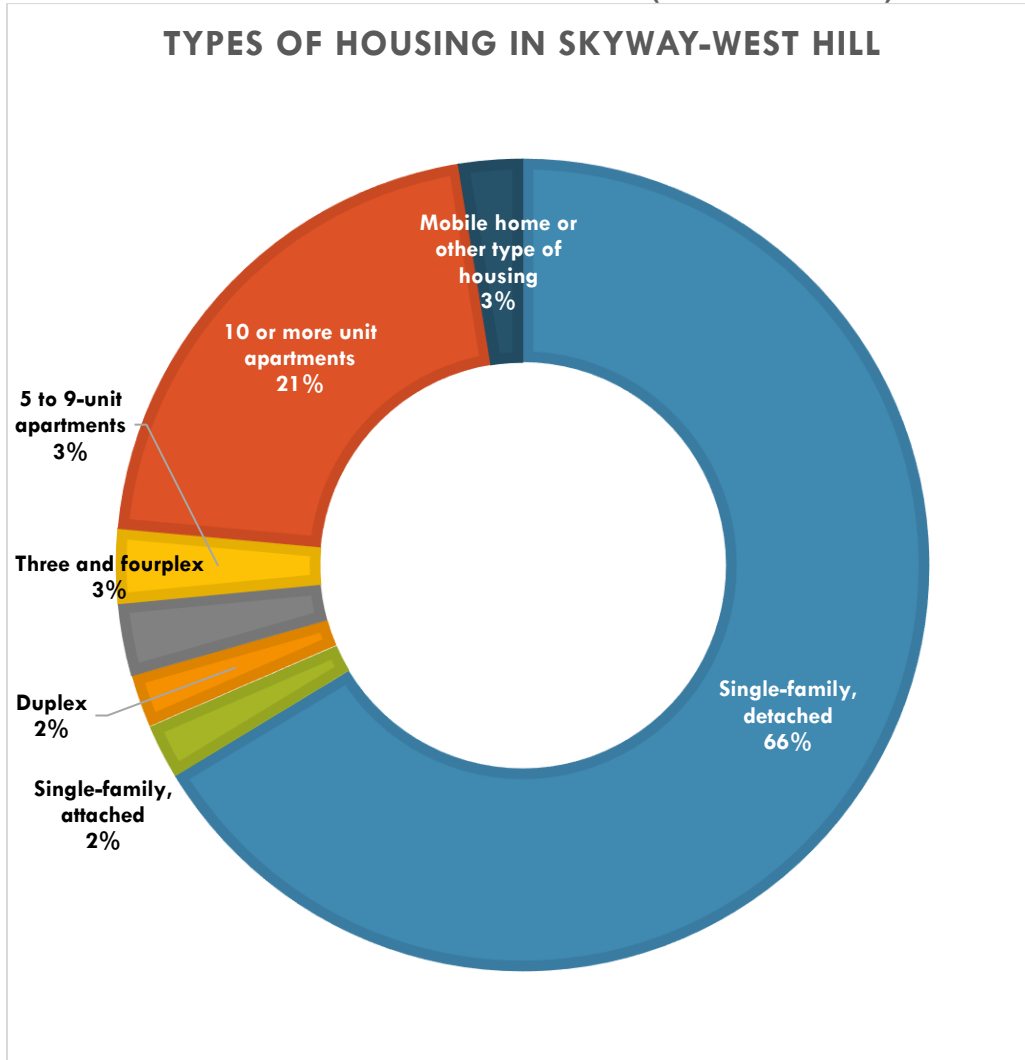


1745 FIGURE 3: AGE OF HOUSING (2020 ACS 5-YEAR)



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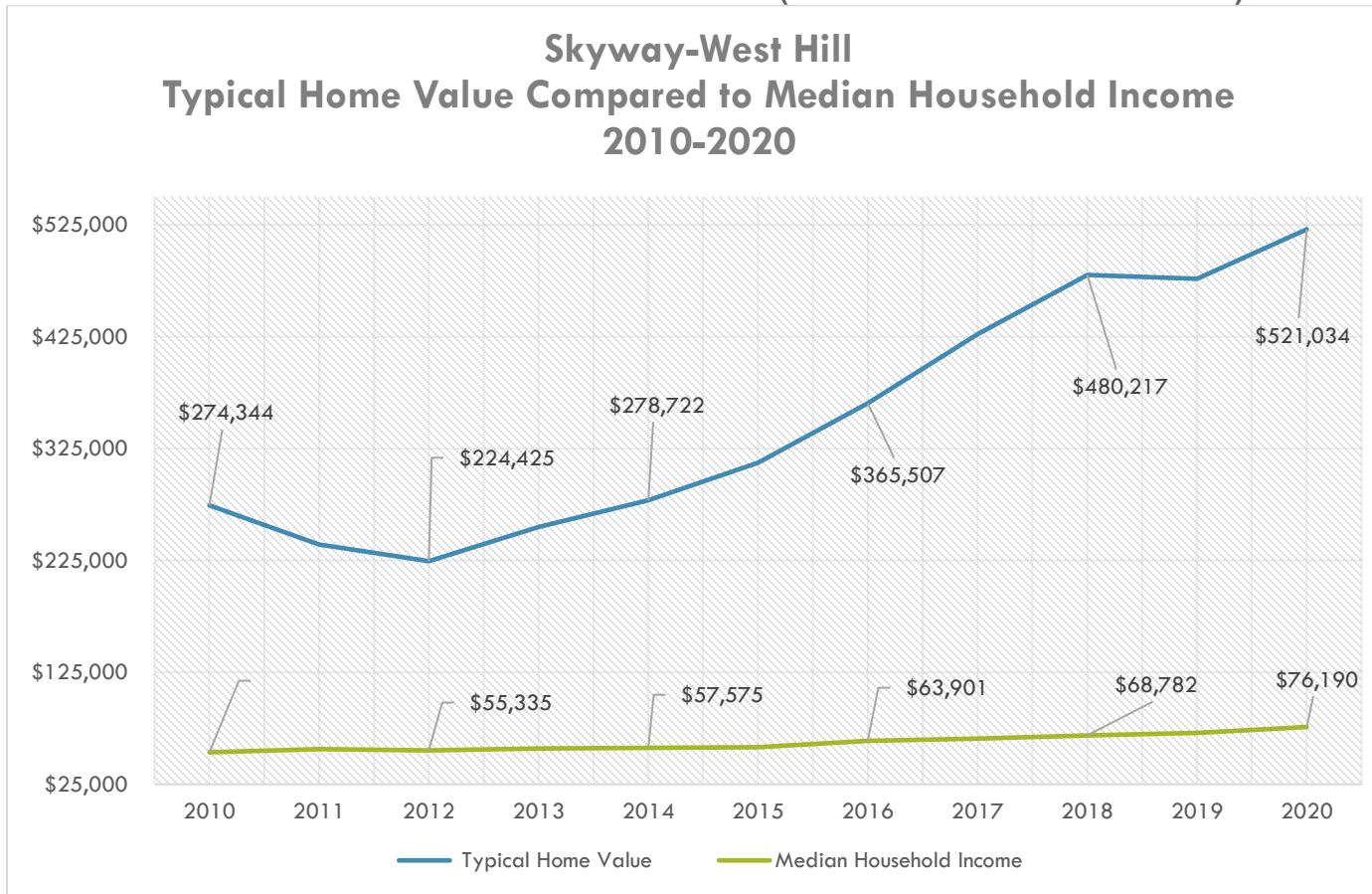
1747 **FIGURE 4: TYPES OF HOUSING IN SKYWAY-WEST HILL (2020 ACS 5-YEAR)**



1748

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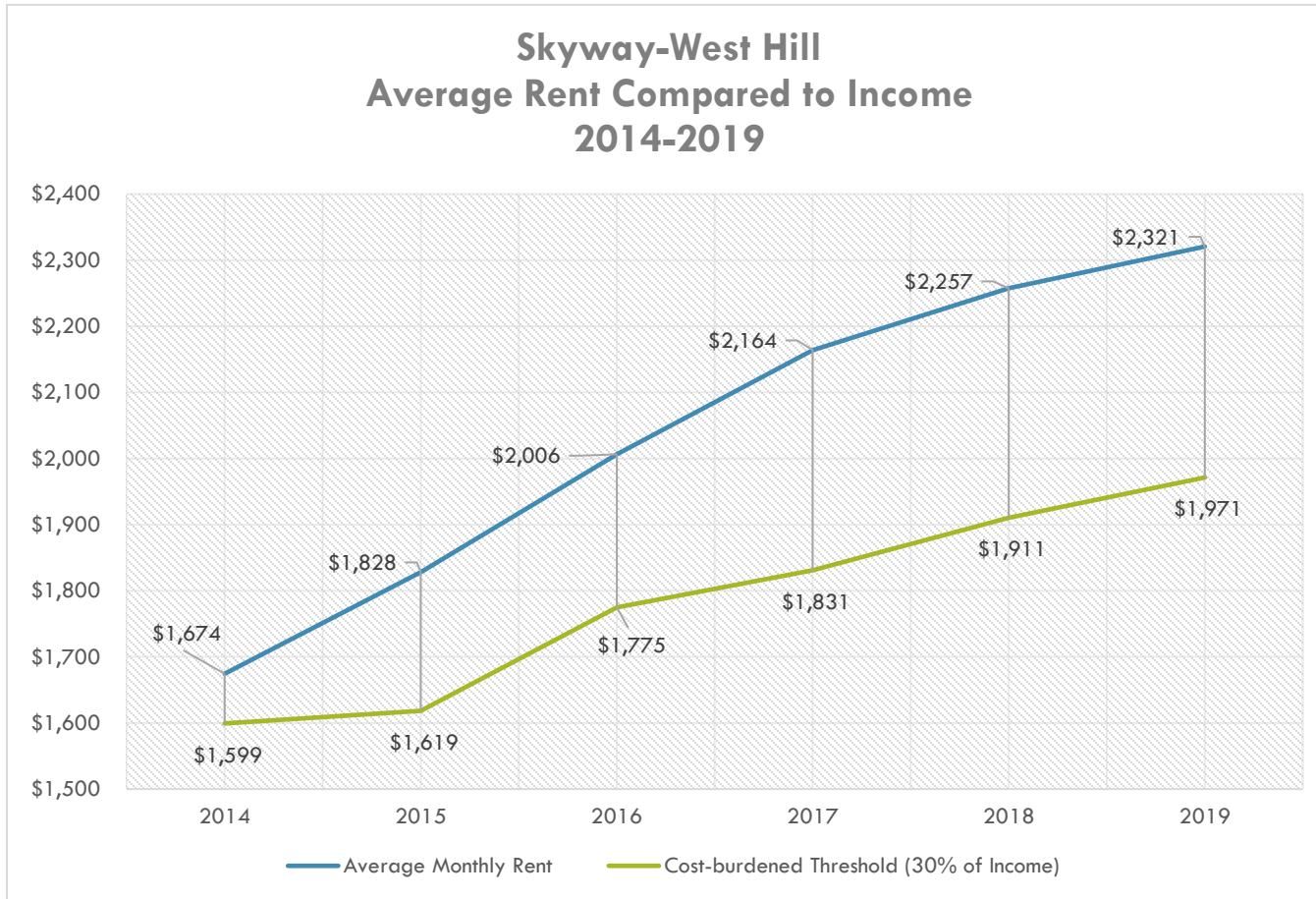
FIGURE 5: TYPICAL HOME VALUE COMPARED TO MEDIAN INCOME (ZILLOW AND 2010-2020 ACS 5-YEAR)



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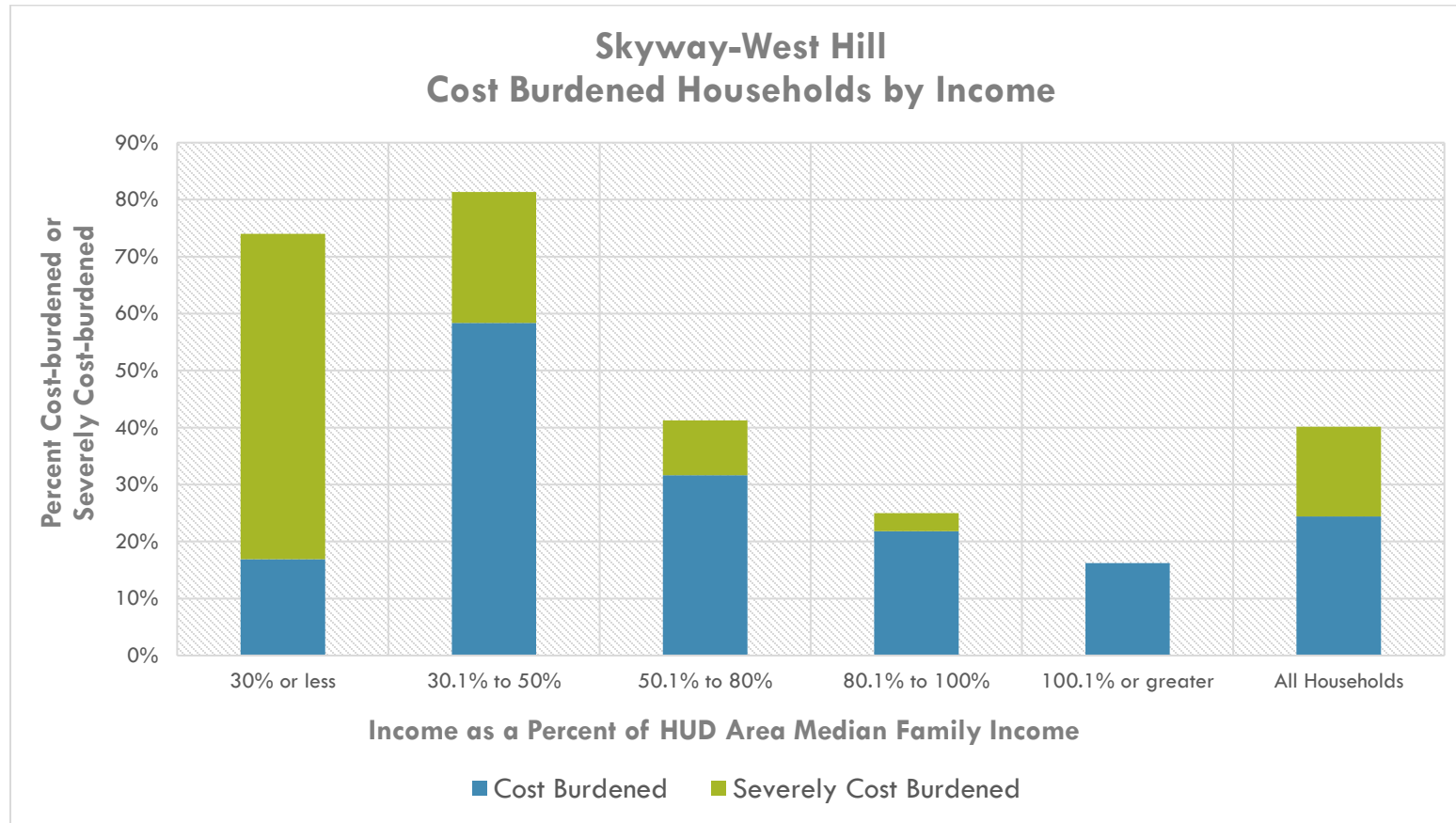
FIGURE 6: AVERAGE RENT COMPARED TO INCOME (ZILLOW AND 2014-2019 ACS 5-YEAR)



1760  
1761  
1762  
1763  
1764  
1765

1766  
1767  
1768  
1769  
1770

FIGURE 7: PERCENT OF COST-BURDENED HOUSEHOLDS BY INCOME



1771  
1772  
1773  
1774  
1775  
1776

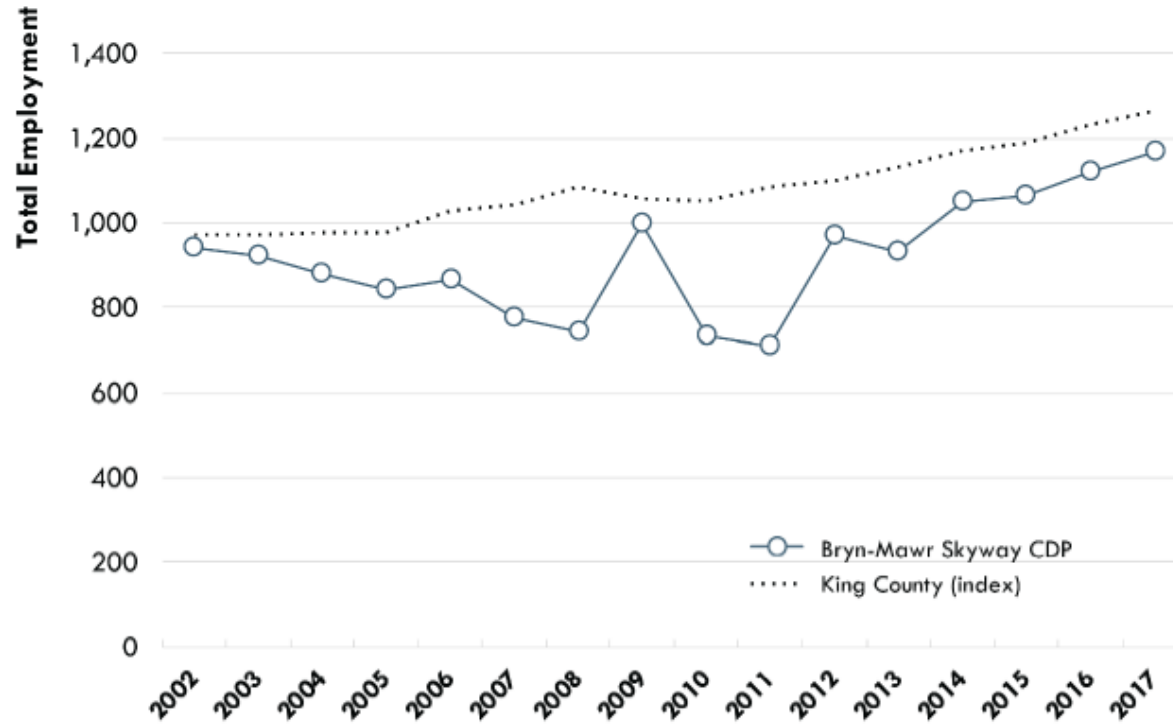


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 1778  
 1779

**TABLE 4: SKYWAY-WEST HILL MANAGED AFFORDABLE HOUSING UNITS**

<b>Property</b>	<b>Address</b>	<b>Units</b>	<b>Population Served</b>
Arbor Woods	6230 S 129 <sup>th</sup> St	27	50% AMI
Aspen Ridge	12601 68 <sup>th</sup> Ave S	44	30% AMI, 40% AMI, 80% AMI
Creston Point	13445 Martin Luther King Jr Way S	470	60% AMI
Greentree Apartment Homes	6900 S 125th St	205	50% AMI, 60% AMI
Empire View Mobile Home Park	5711 S 129th St	42	50% AMI, 80% AMI
Park Hill Apartments	12511 69th Ave S	78	50% AMI, 60% AMI
Vue Mobile Home Park	12929 Martin Luther King Jr Wy S	47	50% AMI, 80% AMI

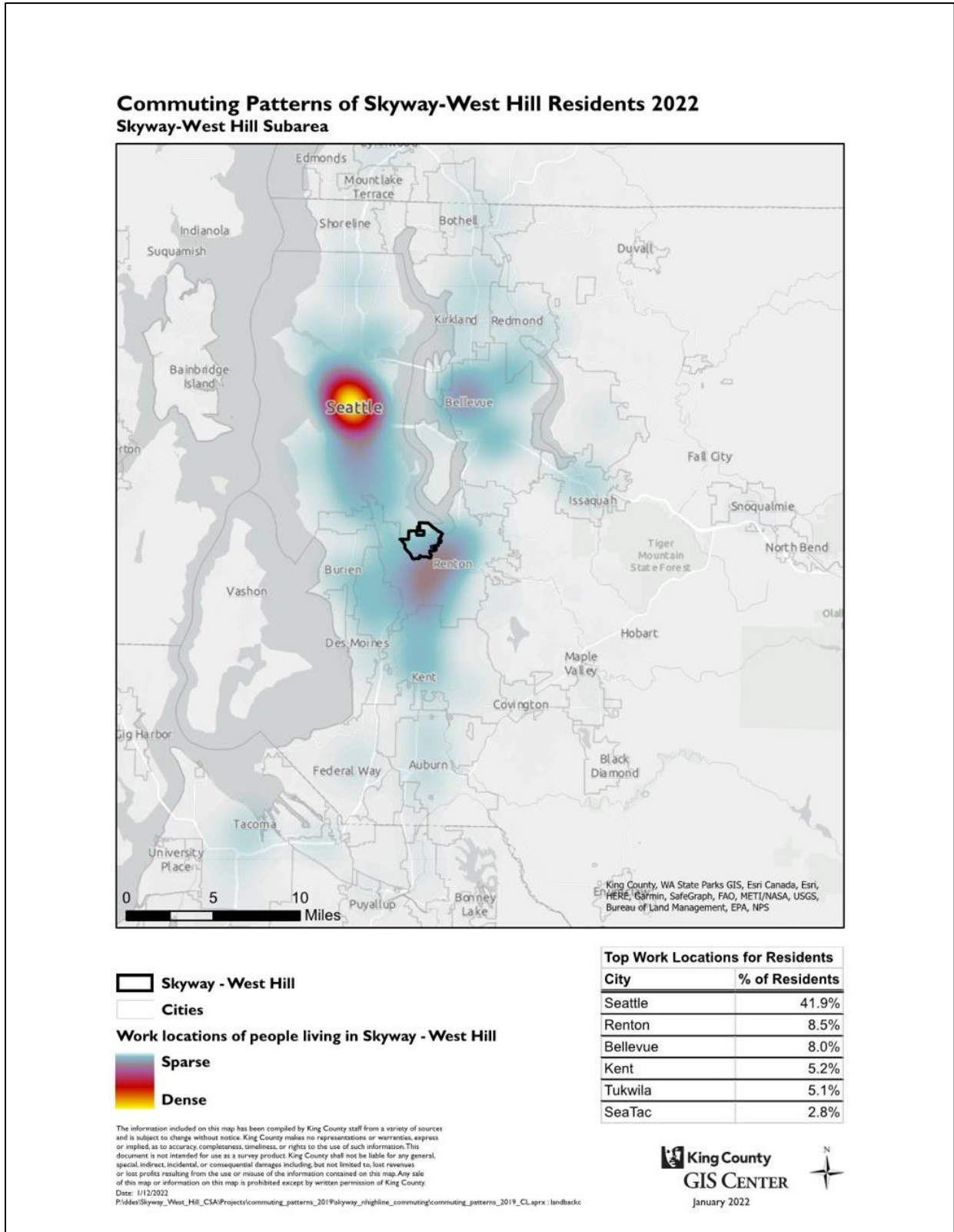
1780 FIGURE 8: TOTAL EMPLOYMENT IN BRYN-MAWR SKYWAY CDP COMPARED TO COUNTY INDEX



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

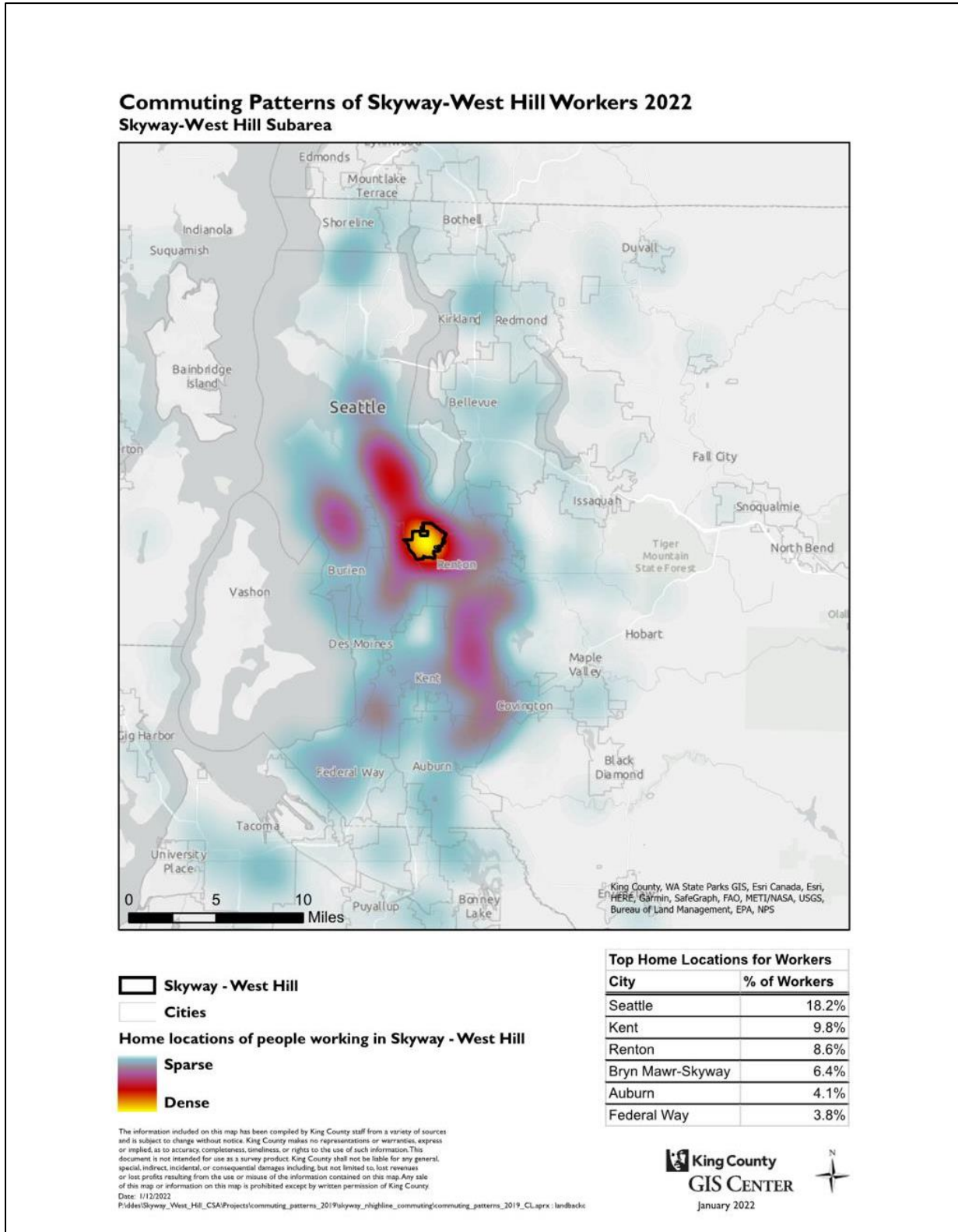
1781

1782 MAP 9: COMMUTING PATTERNS OF SKYWAY-WEST HILL RESIDENTS



1783  
1784

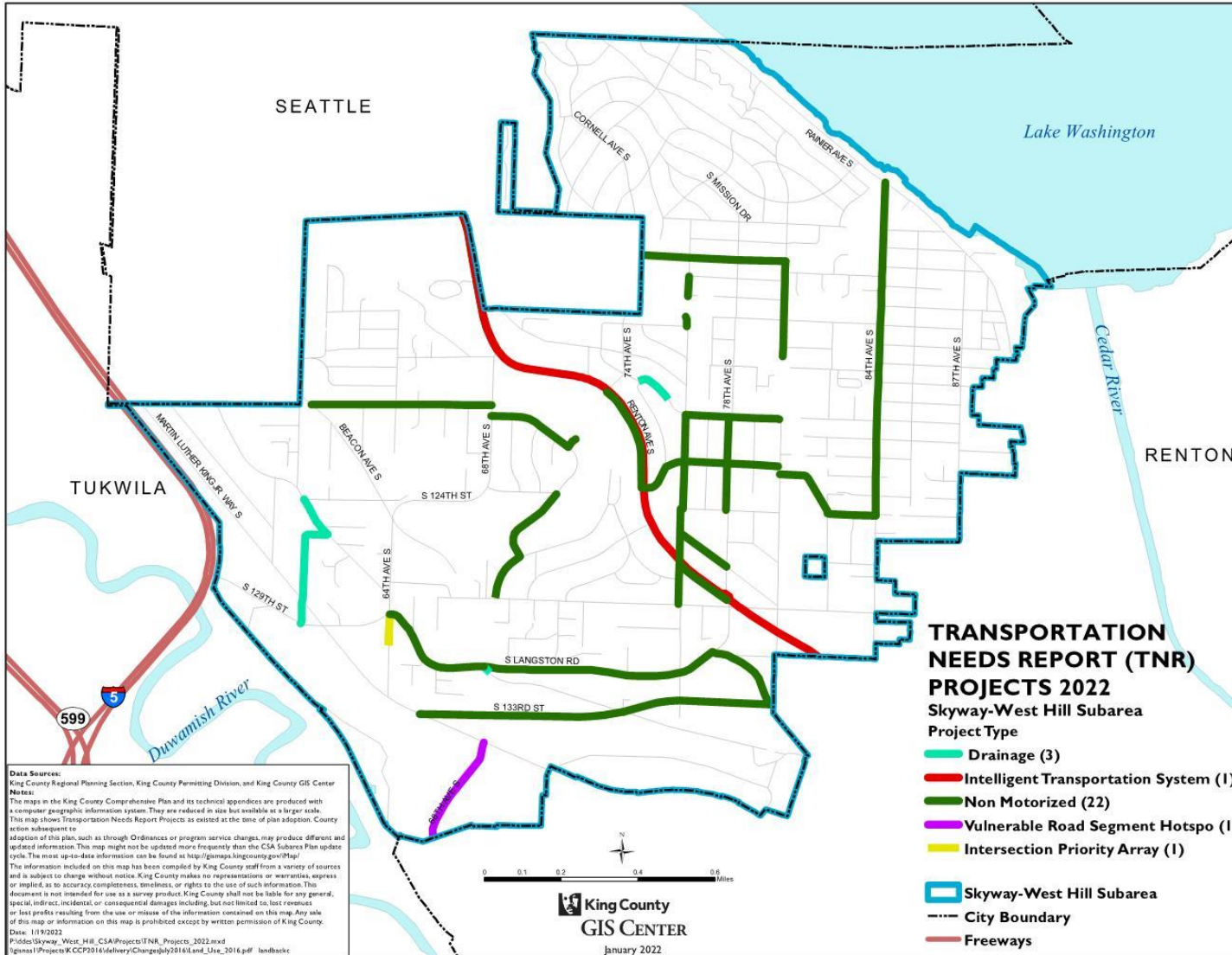
1785 **MAP 10: COMMUTING PATTERNS OF SKYWAY-WEST HILL WORKERS**



1786

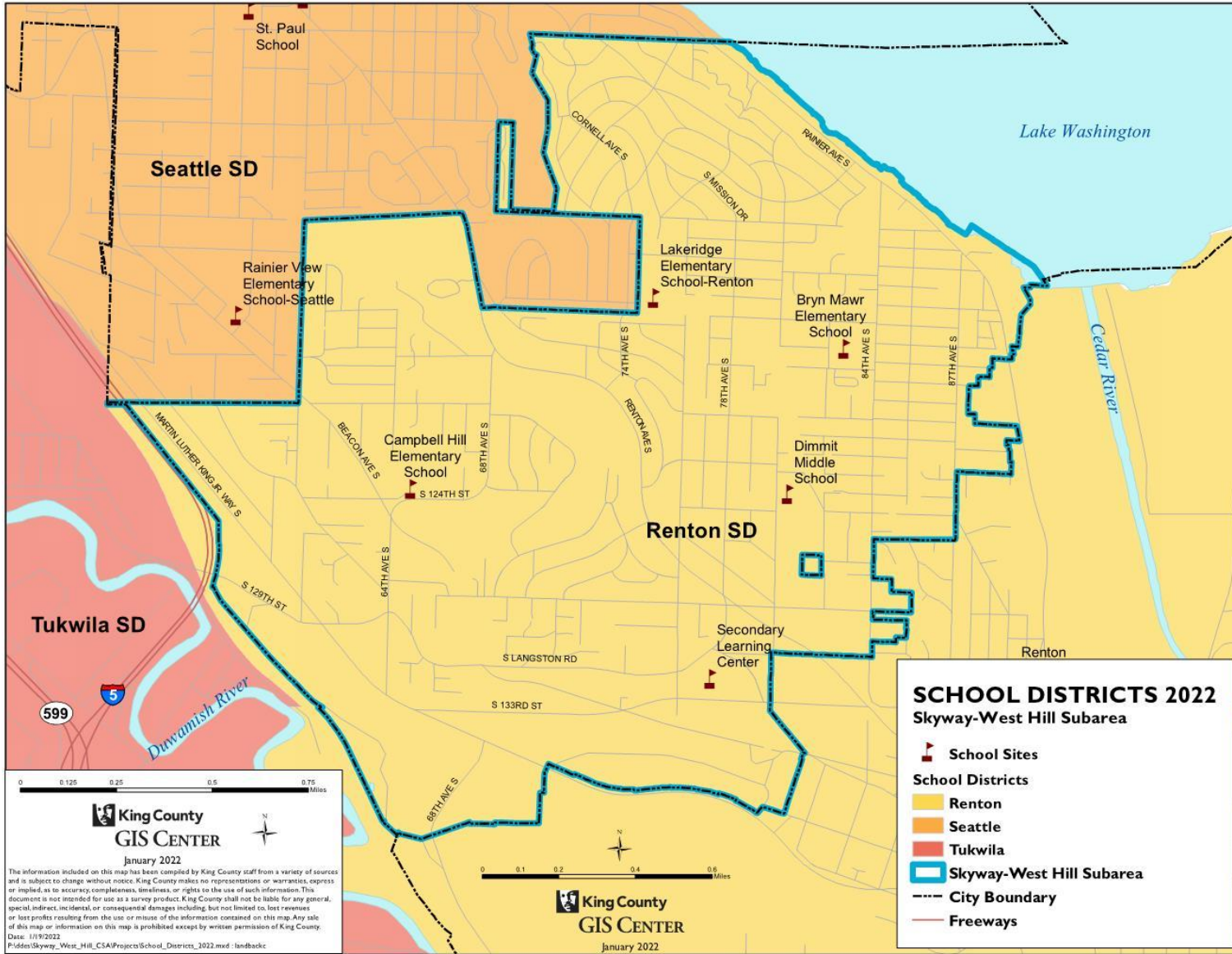


1787 MAP 11: TRANSPORTATION NEED REPORT (TNR) PROJECTS



1788

1789 MAP 12: SCHOOL DISTRICTS AND LOCAL SCHOOLS



1790

## 1791 Appendix B: Subarea Plan Monitoring

1792 The *Comprehensive Plan* and the King County Code state that subarea plans shall establish  
1793 performance metrics and monitoring for the implementation of the subarea plan.<sup>56 57</sup>

1794  
1795 To achieve this, a set of 5 quantitative metrics will be tracked that apply to all urban  
1796 unincorporated areas, with these being the same measures that are tracked for the  
1797 *Comprehensive Plan*. These will allow comparison with other urban unincorporated areas of  
1798 King County. In addition, 5 qualitative measures will be tracked that are specific to Skyway-West  
1799 Hill and are drawn from the community's vision and priorities, and the policies in the Subarea  
1800 Plan.

1801  
1802 The purpose of the metrics and measures are to monitor the implementation of the Skyway-  
1803 West Hill Subarea Plan and inform future Subarea Plan updates, by addressing issues that are  
1804 within the scope of the subarea plan and are consistent with the *Comprehensive Plan's*  
1805 performance measures.

1806  
1807 These measures will be tracked to show change over time. Whenever possible, they will be  
1808 disaggregated by race and ethnicity to measure how conditions may vary for different  
1809 communities.

1810

### 1811 Standardized Urban Unincorporated Quantitative Performance Metrics:

1812 In order to be consistent with and help implement the *Comprehensive Plan*, the following  
1813 metrics from the *Comprehensive Plan's* Performance Measures program will be tracked at the  
1814 subarea level to provide a numeric-based snapshot, tracked over time, of performance of the  
1815 Subarea Plan.

- 1816 • **Development occurs in areas planned for growth:** Number of jobs and businesses,  
1817 population, and housing units by type.
- 1818 • **The economy is strong and diverse:** Jobs by sector.
- 1819 • **Housing is affordable to residents at all income levels:** Percent of households  
1820 paying more than 30% and 50% of income for housing costs.
- 1821 • **Residents have access to transit:** Proximity of housing units by type and jobs to transit  
1822 stops.
- 1823 • **Residents have access to parks and open space:** Proximity to parks and open  
1824 spaces.

1825

### 1826 Skyway-West Hill-Specific Qualitative Implementation Measures:

1827 To supplement the data metrics, the following qualitative measures will be tracked to describe  
1828 activities and progress made towards implementing community priorities in the Subarea Plan.

---

<sup>56</sup> [2020 Comprehensive Plan](#), Policy CP-100, Ordinance 19146

<sup>57</sup> *King County Code 2.16.055.B.2.c*

- 1829 • **Increase access to social and health services, including the development of a**  
1830 **community center:** Reporting by the Department of Community and Human Services,  
1831 Department of National Resources and Parks, and Department of Local Services.
- 1832 • **Improve economic vitality and condition of the Skyway Business District:**  
1833 Reporting by the Department of Local Services.
- 1834 • **Protect and increase availability of affordable housing:** Reporting by the Department  
1835 of Community and Human Services.
- 1836 • **Increase in active transportation infrastructure:** Reporting by the Department of  
1837 Local Services.
- 1838 • **Reduce the risk of residential, economic, and cultural displacement:** Reporting by  
1839 the Department of Community and Human Services and Department of Local Services.

1840  
1841 Using the performance metrics and the implementation measures, the County will work with the  
1842 community to help ensure that the vision in the subarea plan is being realized, and will report on  
1843 progress at least every 2 years.  
1844



## 1845 Appendix C: Equity Impact Review

1846 The King County Strategic Plan present a vision for “King County where all people have  
1847 equitable opportunities to thrive.” This vision is consistent with and furthered by the 2016-2022  
1848 Equity and Social Justice (ESJ) Strategic Plan that contains 4 strategies to advance equity and  
1849 social justice that include investing:

- 1850 • Upstream and where the needs are greatest
- 1851 • In community partnerships
- 1852 • In employees

1853  
1854 And with accountable and transparent leadership.

1855 The equity and social justice shared values that guide and shape our work included commit us  
1856 to being:

- 1858 • Inclusive and collaborative
- 1859 • Diverse and people focused
- 1860 • Responsive and adaptive
- 1861 • Transparent and accountable
- 1862 • Racially just
- 1863 • Focused upstream and where the needs are greatest

1864  
1865 It is within this framework that the Skyway-West Hill Community Service Area Subarea Plan  
1866 (Subarea Plan) was developed and will be implemented. Furthermore, this analysis of equity  
1867 impacts seeks to identify, evaluate, and communicate potential impacts – both positive and  
1868 negative – associated with the development and implementation of the Subarea Plan. This  
1869 analysis generally follows the process King County Office of Equity and Social Justice Equity  
1870 Impact Review Tool.

### 1871 1872 Introduction

1873 This equity impact review strives to rigorously and holistically summarize the process by which  
1874 the Subarea Plan was developed and how it might affect the residents of Skyway-West Hill. It  
1875 relies on King County’s Equity Impact Review Process<sup>58</sup> by considering the following equity  
1876 frameworks:

- 1877 • **Distributional Equity:** Fair and just distribution of benefits and burdens to all parties;
- 1878 • **Process Equity:** Inclusive, open, and fair process with meaningful opportunities for  
1879 input; and
- 1880 • **Cross-generational Equity:** Consideration of effects of current actions on future  
1881 generations.

---

<sup>58</sup> [Ordinance 16948](#)

1883 Following the Equity Impact Review framework established by the King County Office of Equity  
1884 and Social Justice, this Equity Impact Review is organized into 5 phases of analysis, as follows:

- 1885 • Phase 1: Scope. Identify who will be affected.
- 1886 • Phase 2: Assess equity and community context.
- 1887 • Phase 3: Analysis and decision process.
- 1888 • Phase 4: Implementation. Staying connected with the community.
- 1889 • Phase 5: Ongoing Learning. Listening, learning, and adjusting with the community.
- 1890

### 1891 [What is the Skyway-West Hill Subarea Plan?](#)

1892 The Subarea Plan is an element of the King County *Comprehensive Plan* and sets the vision for  
1893 King County’s governance of the area, including land use and development, for the following 20  
1894 years. The scope and schedule of the Subarea Plan were established by the King County  
1895 Council in 2020.<sup>59</sup> The County has not conducted a comprehensive update to its long-range  
1896 plan for Skyway-West Hill since the 1994 West Hill Community Plan and Area Zoning  
1897 (Community Plan) were adopted. With the exceptions of a number of land use policies and land  
1898 use and zoning map amendments adopted in 2020 with the Skyway-West Hill Land Use  
1899 Strategy – Phase 1 of the Community Service Area Subarea Plan (Land Use Strategy), the  
1900 policies in the Community Plan will be in effect until the King County Council adopts the  
1901 Subarea Plan.

1902  
1903 The Skyway-West Hill Land Use Strategy was developed from August 2018 to August 2020 and  
1904 was limited in scope to land use issues. This first timeframe was considered the first phase of  
1905 plan development. The second phase of subarea planning in Skyway-West Hill began after the  
1906 August 2020 adoption of updates to the King County *Comprehensive Plan*, when the scope of  
1907 the Subarea Plan was expanded to include all topics of interest to the community, along with the  
1908 creation of a Community Needs List.

1909  
1910 The Community Needs List is a list of community-identified projects, programs, and investments  
1911 that King County will implement in Skyway-West Hill. While developed at the same time as the  
1912 Subarea Plan, the Community Needs List is not an element of the *Comprehensive Plan*.  
1913 Engagement with the community was naturally blended due to the coinciding timeframes and  
1914 the linkage between community vision and policies in the Subarea Plan and the program,  
1915 services, and investments in the Community Needs List.

1916  
1917 Community engagement focused on residents historically left out of the planning process and  
1918 centering and amplifying the voices of residents who reflect the diversity of the area. The  
1919 recommendations for updated subarea policies and amendments to land use designations and  
1920 zoning classifications are based on the feedback gathered from the community, as well as a  
1921 thorough review of the historic, demographic, economic, and geographic characteristics of  
1922 Skyway-West Hill and its context within King County and the region.

1923  
1924

---

<sup>59</sup> [Ordinance 19146](#)

1925 **What are the Determinants of Equity?**

1926 King County Code 2.10.210 defines the Determinants of Equity<sup>60</sup> as the social, economic,  
1927 geographic, political, and physical environment conditions in which people are born, grow, live,  
1928 work, and age that lead to the creation of a fair and just society. The determinants of equity  
1929 include:

- |      |                                 |      |                                  |
|------|---------------------------------|------|----------------------------------|
| 1930 | • Early Childhood Development   | 1937 | • Transportation                 |
| 1931 | • Education                     | 1938 | • Community Economic Development |
| 1932 | • Jobs and Job Training         | 1939 | • Neighborhoods                  |
| 1933 | • Health and Human Services     | 1940 | • Housing                        |
| 1934 | • Food Systems                  | 1941 | • Community and Public Safety    |
| 1935 | • Parks and Natural Resources   | 1942 | • Law and Justice                |
| 1936 | • Built and Natural Environment |      |                                  |

1943  
1944 Access to the determinants of equity creates a baseline of equitable outcomes for people  
1945 regardless of race, class, gender, or language spoken. Inequities are created when barriers  
1946 exist that prevent individuals and communities from accessing these conditions and reaching  
1947 their full potential. These factors, while invisible to some, have profound and tangible impacts on  
1948 all.

1949  
1950 The determinants of equity most likely to be directly or indirectly influenced by the Subarea Plan  
1951 and Community Needs List include: Built and Natural Environment, Neighborhoods, Housing,  
1952 Transportation, Community Economic Development, and Parks and Natural Resources. Those  
1953 with a less direct relationship include Health and Human Services, Early Childhood  
1954 Development, Education, Food Systems, and Community and Public Safety.  
1955

1956 **Equity Impact Review Phase 1 – Who will be affected by the Skyway-**  
1957 **West Hill Subarea Plan?**

1958 **A Demographic and Socioeconomic Overview of Skyway-West Hill**

1959 The Skyway-West Hill Subarea covers an area of almost 3 square miles, is home to  
1960 approximately 18,000 people, making it the County’s fourth most populous urban  
1961 unincorporated area, after Fairwood, East Federal Way, and North Highline. Skyway-West Hill is  
1962 comprised of the neighborhoods of Bryn Mawr, Campbell Hill, Earlington, Hill Top, Lakeridge,  
1963 Panorama View, Skycrest, and Skyway.

1964  
1965 Skyway-West Hill is rich in cultural diversity. Skyway-West Hill is 1 of 3 communities in King  
1966 County in which Black, Indigenous, People of Color (BIPOC) constitute a majority of the  
1967 population, along with the cities of SeaTac and Tukwila. Skyway-West Hill has the highest  
1968 proportion of Black and African American residents of any community in Washington at 28%. It  
1969 also has fourth-highest percentage of Asian residents with 31% (most of whom are Vietnamese)  
1970 of any community in Washington. White residents represent 27% of the community (the lowest  
1971 percentage of any community in King County) and Hispanic/Latino residents represent 8%.  
1972

---

<sup>60</sup> [King County’s Determinants of Equity Report \(2016\)](#)

1973 Skyway-West Hill has the highest percentage of people  
1974 who speak more than one language at home (45%) and  
1975 some of the highest rates of limited English proficiency of  
1976 any community in the state. The predominant non-English  
1977 languages spoken in Skyway-West Hill today are  
1978 Vietnamese, Spanish, Somali, Tagalog, Chinese, and  
1979 Russian.

1980  
1981 The median household income in Skyway-West Hill is  
1982 about \$71,000, which is 25% lower than the countywide  
1983 median of \$95,000. An estimated 2,200 individuals (12%)  
1984 in Skyway-West Hill lived below the poverty line in 2019.  
1985 With children and youth under 18 living below the poverty  
1986 level, this statistic increases to 21%, which is double the  
1987 county percentage.

1988  
1989 These figures only tell a small part of the picture, however.  
1990 The socioeconomic data selected and analyzed in this  
1991 review is in consideration of 4 “factors” in King County’s  
1992 Equity and Social Justice Ordinance 16948<sup>61</sup> that were  
1993 identified as impacting access to the determinants of  
1994 equity: race, class (referring to varying degrees of income),  
1995 gender or language spoken.<sup>62</sup>

1996  
1997 The needs and vulnerabilities of residents can vary  
1998 significantly based on factors such as household income,  
1999 homeownership status, access to networks of support,  
2000 English language proficiency, immigration status, civic  
2001 engagement, and many others.<sup>63</sup> This section builds on the  
2002 demographic profile in the Subarea Plan to identify notable  
2003 differences and disparities that are related to residents’  
2004 needs and vulnerabilities<sup>64</sup> Additionally, it highlights where  
2005 there are significant differences in demographic and  
2006 socioeconomic data for Skyway-West Hill.

2007  
2008 **Affected Community, including Populations of Concern**

2009 In the 25 years since the County last updated its long-range plan for Skyway-West Hill, the  
2010 community and the region have changed; a generation has passed since the residents of  
2011 Skyway-West Hill have been engaged in long-range planning process. Compounding this lack  
2012 of engagement in planning is the fact that compared to King County as a whole, Skyway-West  
2013 Hill has a high proportion of lower-income residents, residents of color, residents who speak a  
2014 language other than English at home, and foreign-born residents – all groups who have not  
2015 historically been or felt included in community planning at any level.  
2016

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

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

TABLE 1: DEMOGRAPHICS AT A GLANCE

<sup>61</sup> [Ordinance 16948](#)

<sup>62</sup> [King County Code 2.10.210.B](#)

<sup>63</sup> [Skyway-West Hill Land Use Strategy Equity Impact Analysis, Section III](#)

<sup>64</sup> All statistics in this section are based on the 2015-2019 American Community Survey (ACS) 5-Year Estimates unless otherwise noted. 2020 ACS data was not available at the time the equity impact review was in progress.



2017 County planners prioritized outreach to ensure that the perspectives of the following groups  
2018 were included in the development of the Plan:

- 2019 • Limited English Proficiency Communities, specifically Vietnamese, Spanish, and Somali,  
2020 speakers
- 2021 • Racial and Ethnic Groups
- 2022 • Youth
- 2023 • Seniors and Elderly
- 2024 • Persons with Disabilities
- 2025 • Neighborhoods
- 2026 • Renters and Low-Income Households
- 2027 • Businesses
- 2028 • Community Service Providers
- 2029

2030 The following sections discuss stakeholders, including populations of concern, in the context of  
2031 how the Subarea Plan may impact each group.

2032  
2033 This section also summarizes the County’s engagement with each group of stakeholders to  
2034 better understand the needs of each group in developing the Subarea Plan.

### 2035 2036 Limited English Proficiency Communities

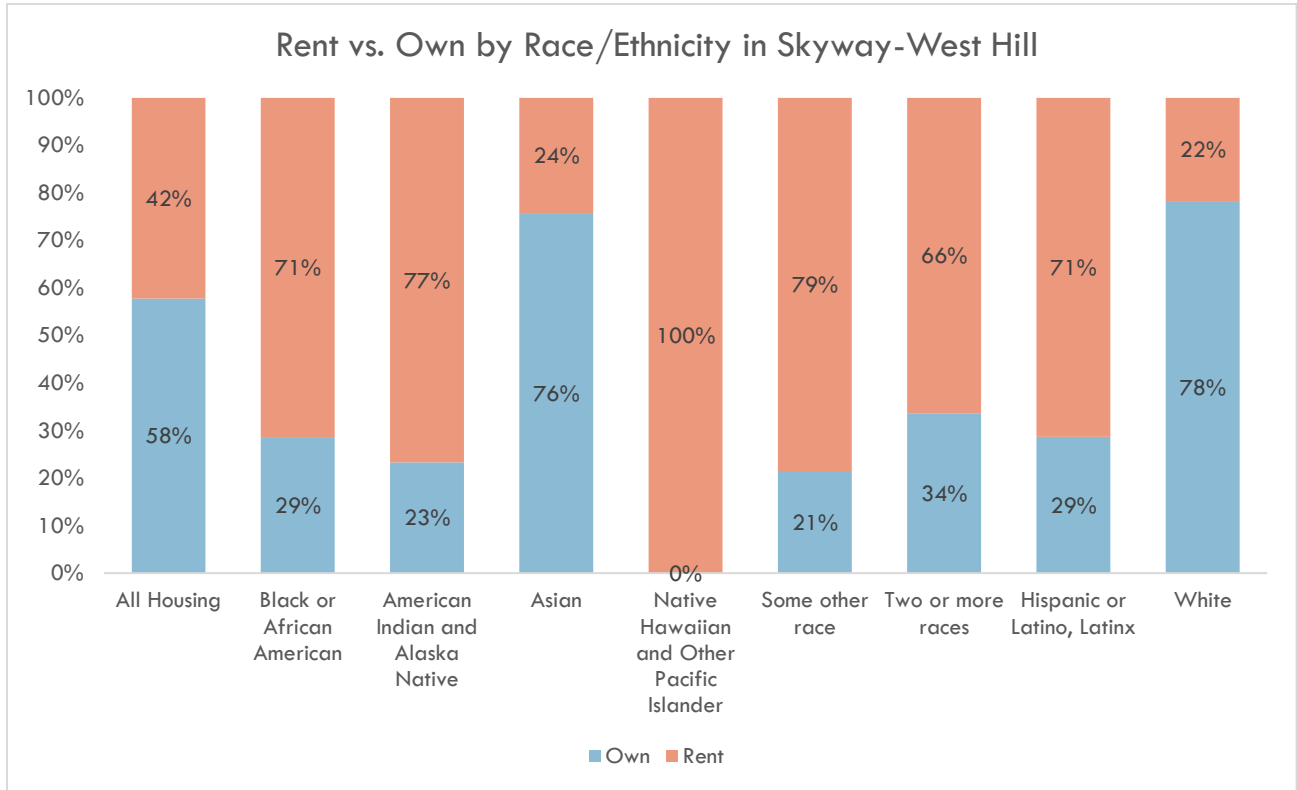
2037 Residents who do not speak English as their primary language, face significant challenges in  
2038 engaging in civic life, including the subarea planning process. In 2019, approximately 7,700  
2039 people, or 45% of the community, spoke a language other than English at home. Approximately  
2040 10% of the community, have limited English proficiency.

2041  
2042 Most outreach and engagement activities are conducted in English and lack sufficient  
2043 accessibility provisions. Since 45% of the people in the study area speak a language other than  
2044 English at home, and nearly one-tenth of the population does not have strong English-  
2045 proficiency, it is important to communicate with people in the languages in which they feel most  
2046 comfortable.

### 2047 2048 Racial and Ethnic Communities

2049 Skyway-West Hill is a diverse community where over 70% of the residents are BIPOC.  
2050 Approximately a third of residents identify as Asian, over a quarter of residents identify as Black  
2051 or African American, and about 8% of residents identify as Latino. There are significant racial  
2052 disparities within Skyway-West Hill that impact vulnerability to land use changes. For instance,  
2053 those identifying as White represent about 47% of homeowners, while Black or African  
2054 Americans represent about 13% of the homeowners. The reverse is true with renters, with Black  
2055 and African Americans representing about 44% of the renters, and Whites representing about  
2056 20% of renters. These figures highlight why engaging with people from a variety of racial, ethnic,  
2057 and cultural groups is one way to better understand community disparities including those  
2058 related to institutionalized racism, racial privilege, and systemic inequities.

2059



2060  
 2061

2062 **Youth**

2063 Youth (under 18 years old) comprise about 22% of the  
 2064 population of Skyway-West Hill, higher than King County  
 2065 as a whole (21%). Plans that provide safe, healthy, and  
 2066 accessible environments for youth are often an indicator  
 2067 that they are beneficial for people of all ages.  
 2068

2069 **Seniors and Elderly Residents**

2070 About 13% of the population in Skyway-West Hill is over  
 2071 65 years of age. This same percentage as the whole of  
 2072 King County (13%). Planning decisions made today can  
 2073 impact the ability of seniors to age-in-place or find  
 2074 suitable housing that meets their changing needs.  
 2075 Similarly, providing for the mobility of seniors requires  
 2076 special consideration for the pedestrian environment and  
 2077 accessibility of new development.  
 2078

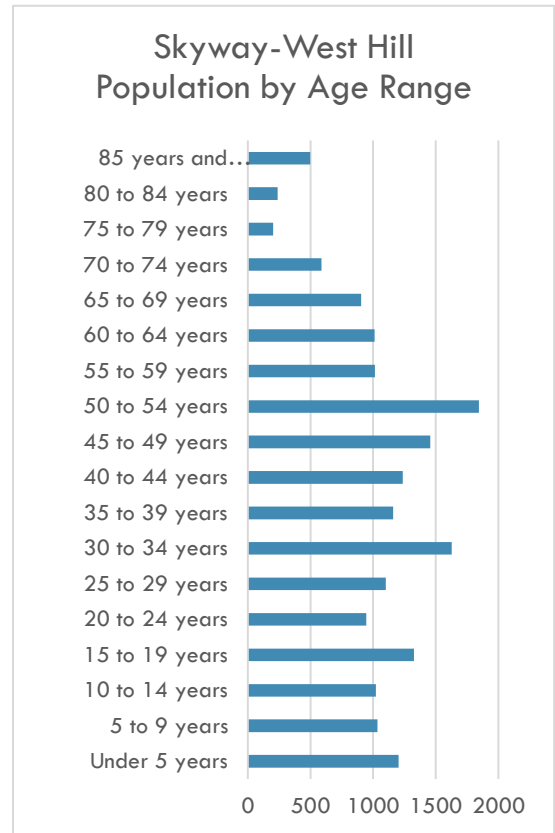
2079 **Persons with Disabilities**

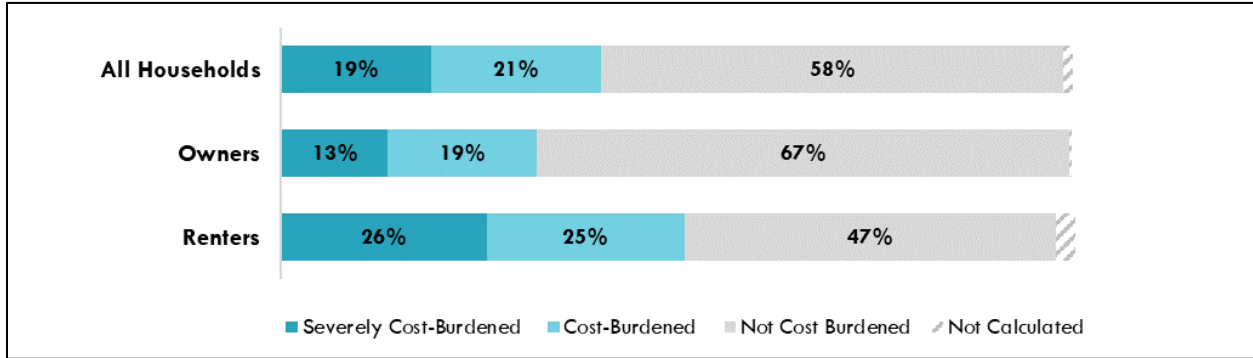
2080 About 13% of the population in Skyway-West Hill identify  
 2081 as having a disability that could include challenges with  
 2082 mobility, sensory, or cognitive difficulties. This is higher  
 2083 than King County as a whole (9.5%). Those with  
 2084 disabilities are much more likely to be over the age of 65,  
 2085 and the needs of disabled residents often overlaps with  
 2086 the needs of elderly residents.  
 2087

2088 **Renters and Low-Income Households**

2089 Most households in Skyway-West Hill own their home residence. However, 42% of households  
 2090 rent, and those households are more likely to be BIPOC. They are also more likely to have  
 2091 lower incomes and to experience a housing cost burden; both factors potentially increase  
 2092 susceptibility to economic and physical displacement in areas of neighborhood change.  
 2093

2094 There are significant racial and ethnic disparities between owner- and renter-households.  
 2095 Seventy-eight% of all white non-Hispanic householders own their homes, compared to 47% for  
 2096 householders of color and only 29% for black householders. At all levels of income, White  
 2097 households own more homes than populations of color combined.  
 2098





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

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

### Neighborhoods

Skyway-West Hill is mostly composed of 2 census tracts which roughly split the subarea in half. Comparing demographic and socioeconomic data for these 2 census tracts reveals significant differences between the residents of Campbell Hill and Skyway in the southwestern portion of the study area and Bryn Mawr and Lakeridge in the northeastern portion closer to Lake Washington. This makes it important to engage with people from both areas to collect input on priorities and concerns.

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

### Businesses

Skyway-West Hill has 3 commercial areas and 1 industrial business area. A neighborhood's business community provides not only needed goods and services, but also sense cultural connection to a neighborhood, as well as opportunities for employment. As growth and development occur, it is natural that some businesses will come and go, but it is important that business districts remain vital and relatively stable for the sake of the business owners and their employees, along with the surrounding community.

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

### Community Service Providers

All communities have gaps in social and health indicators that community service providers seek to address. The gaps in service are more likely to be greater and of more significance in areas where the population experiences social and economic disparities. Different communities in Skyway-West Hill will likely have different service partners they work with. The service partners used by each community are well-placed to understand and identify whether and how

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2137 distributional, process, and cross-generational equity is experienced by residents and how  
2138 planning decisions may positively or negatively impact access to the determinants of equity.  
2139

2140 In Skyway-West Hill, social, health and human services are provided by community institutions  
2141 such as the Renton School District and the Renton Innovation Zone Partnership, government  
2142 agencies like the Seattle-King County Public Health Department, non-profit organizations such  
2143 as African Community Housing and Development, Childhaven, Healthpoint, King County  
2144 Housing Authority, Supporting Parents in Education and Beyond, Skyway Coalition, Urban  
2145 Family, West Hill Community Association, and many other groups.  
2146

## 2147 Equity Impact Review Phase 2 – Assess Equity and Community Context

2148 This section of the Equity Impact Review identifies how, and at what stage, the County reached  
2149 out to stakeholders in the community, including populations of concern, to learn about their  
2150 priorities and concerns and receive feedback and direction on the Subarea Plan. This section  
2151 considers whether and how each of the determinants of equity may be impacted, and a review  
2152 of how the policies, land use designations and zoning regulations relate to the community's  
2153 expressed priorities and concerns.  
2154

2155 Community engagement in the planning process provides the opportunity for participants to  
2156 shape the development of the Subarea Plan, gain a deeper understanding of governmental  
2157 processes to better position them in co-creating policies that benefit their community, and an  
2158 increased sense of belonging. The ability for the community to influence plan development  
2159 changes throughout the process:

- 2160 • Visioning and Scoping – Input given at the visioning and scoping stage helps to drive  
2161 plan goals and objectives as well as provides an opportunity for community led outcome  
2162 improvements.
- 2163 • Subarea Plan Development – During plan development, engagement sets the vision,  
2164 guides the policies and map amendments, and informs the strategies that are proposed.
- 2165 • Public Review Draft – Once a public review draft is released, community review what  
2166 has been written aligns with their vision, goals, and objectives, and recommend changes  
2167 to all parts of the draft plan.
- 2168 • Implementation – Community involvement creates a greater sense of accountability in  
2169 the implementation of plan policies to ensure that it meets the community's vision.  
2170

2171 Community engagement during the development of the Subarea Plan occurred over several  
2172 phases. The first was when the planning process was focused solely on land use issues. The  
2173 second phase included a broader range of issues. As these 2 phases proceeded, the County  
2174 continued to learn and grow in its understanding of ways to connect with the community. At the  
2175 outset of the planning process there was a strong reliance on traditional County-led community  
2176 engagement methods. The approach then shifted to more community-centered smaller focus  
2177 group forums and one-on-one interviews. As the County matured in its understanding of the  
2178 community and their needs, the approach again shifted toward attending other community  
2179 groups' meetings to couple listening and learning with providing service delivery when possible.  
2180 The County also acknowledged the community's limitations on their time and tried to be  
2181 sensitive to making additional demands on peoples' time. In accordance, information was  
2182 gathered from past community planning efforts, such as the SWAP, to inform the planning

2183 process. In this way, engagement efforts could be focused on confirming existing direction from  
 2184 the community, rather than starting from scratch.

2185

2186 **Overview of Community Engagement**

2187 As mentioned above, community engagement on the Subarea Plan occurred in 2 distinct  
 2188 phases: the first ran from July 2018 to June 2019 when the Subarea Plan was limited to land  
 2189 use topics only; the second ran from August 2020 through December 2021 under an expanded  
 2190 scope, including the Community Needs List.

2191

2192 The Community Needs List is a separate body of work that is being developed simultaneously  
 2193 alongside the Subarea Plan.

2194

2195 The following table summarizes outreach with specific key stakeholder groups and populations  
 2196 of concern identified earlier in the report. All meetings listed were held in person unless  
 2197 otherwise noted. The third column in the table notes additional opportunities the County could  
 2198 take to improve equity outcomes in its engagement process.

2199

Population	Engagement Details	Equity Opportunity
Limited English Proficiency Communities	<p>Somali language interpretation was provided at the March 28, 2018 Martin Luther King Jr. Way Focus Group and the Spanish interpretation was available for the June 1, 2019 Community Forum. Other attempts to connect with limited English proficiency communities was not well documented.</p> <p>In addition to one meeting in English, 3 separate language specific meetings were held in August 2020 to kick-off the second phase of the planning process. The languages were Somali, Spanish, and Vietnamese. Flyers in the same languages were produced and disseminated to participants at the Skyway Resource Center events in the Summer and Fall of 2020. Use of the interpreters was relatively small. Only the Somali community took part in measurable numbers with about six residents participating. The Spanish-language meeting only had one attendee. No Vietnamese community members joined that meeting.</p> <p>The online engagement hub provided an opportunity for built-in language</p>	<ul style="list-style-type: none"> <li>Partner with trusted community-based organizations in connecting with underrepresented limited English proficiency populations.</li> <li>Make connections with faith-based communities and other trusted community organizations that serve immigrant and non-English speakers.</li> </ul>

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

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

	<p>The Skyway Community Voices Consultant is talking with business owners and employees to learn about their priorities for the community and what would help them be more successful.</p>	
<p>Community Service Providers</p>	<p>The County spent time attending numerous community service provider meetings to share updates on the development of the plan and seek input on what should be included in the Subarea Plan.</p> <p>By attending existing community service provider meetings, the County was able to work with community leaders and members in a setting where they already felt comfortable and had budgeted their time to be. This allowed staff to hear from individuals and organizations with deeper ties and experience in the community.</p>	

2200

2201 King County advertised engagement opportunities using the following channels:

- 2202 • Department of Local Services/King County website
- 2203 • GovDelivery E-mail List
- 2204 • PublicInput.com
- 2205 • Next Door
- 2206 • Social Media (Facebook, Instagram)
- 2207 • Unincorporated Area News
- 2208 • Postcards in multiple languages sent to all Skyway-West Hill addresses in December
- 2209 2020

2210

2211 Groups external to the County also provided a mechanism for sharing information about the  
2212 project and opportunities for attending meetings and providing input. This included:

- 2213 • Renton Innovation Zone Partnership
- 2214 • Renton School District
- 2215 • Skyway Solutions
- 2216 • Skyway Coalition
- 2217 • West Hill Community Association
- 2218



2219 The Office of Equity and Social Justice “Community Engagement Continuum”<sup>65</sup> identifies a  
2220 range of actions to use for engagement on both simple and complex initiatives. Components of  
2221 the 2 levels of engagement identified for use in both subarea plan development and  
2222 development of the Community Needs Lists for King County’s Community Service Areas –  
2223 “County Engages in Dialogue” and “County and Community Work Together” – are identified in  
2224 the following table:  
2225

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

2226  
2227  
2228 Working collaboratively with the community and using the Office of Equity and Social Justice’s  
2229 Equity Impact Review tool as a guide, goals of the community engagement for the expanded  
2230 Subarea Plan included ensuring that diverse and historically underrepresented voices of the  
2231 community were amplified and reflected in the expanded Plan. This included developing an  
2232 updated engagement process to develop and refine a long-term vision and policies across  
2233 multiple, community-identified topic areas for the Plan. Additionally, Local Services prepared an  
2234 “Engagement Pledge”<sup>66</sup> for the Skyway-West Hill Subarea Plan and Community Needs List,  
2235 committing to have a bi-directional conversation with the community, work together, and lift up  
2236 the voices of historically underrepresented residents and groups.

2237  
2238 King County has learned many things during this process and will apply them in future  
2239 community engagement strategies to increase Skyway-West Hill community involvement. For  
2240 example:

- 2241 • Work closely with trusted community service providers to get more community residents  
2242 to know about and participate in the process.
- 2243 • Engage with faith-based organizations as cultural cornerstones in the community to  
2244 learn what types of issues residents are dealing with and how the County may work to  
2245 address them.
- 2246 • Partner with schools and the school district to connect with parents and their families to  
2247 learn what policies and programs are most needed.

<sup>65</sup> [King County Office of Equity and Social Justice Community Engagement Guide](#)

<sup>66</sup> [Skyway-West Hill Subarea Plan and Community Needs List Engagement Pledge](#)

2248 **Equity Impact Review Phase 3 – Analysis and Decision Process**

2249 **What is the relationship between the Subarea Plan and the determinants of equity?**

2250 The Subarea Plan proposes neighborhood-specific policies and land use and zoning  
2251 amendments that will guide and regulate the scale and type of development that may potentially  
2252 occur within Skyway-West Hill over the next 20 years. The land use policies are grouped into  
2253 the categories by chapters in the Subarea Plan.

2254  
2255 Land use and zoning map amendments are a separate document but are guided by the policies  
2256 proposed in the Subarea Plan. The associated land use and zoning map amendments regulate  
2257 how land can be used.

2258  
2259 For example, a change in zoning classification may allow “mixed-use” residential and  
2260 commercial structures in an area that previously may have been zoned only to allow commercial  
2261 uses and no residential uses. Conditions within the zoning classification may provide incentives  
2262 that support delivery of amenities, or community benefits such as increased affordable housing.

2263  
2264 Regulations can also change what can take place on the land by applying Special District  
2265 Overlays (SDOs), that, for discrete areas, apply special conditions on how the land can be used.  
2266 These conditions may allow for more flexibility in how the land can be developed compared to  
2267 the regulations in the underlying zoning. Another regulatory tool that can be applied to specific  
2268 parcels is the “p-suffix”. With this tool, more restrictive conditions than those included in the  
2269 underlying zoning are applied.

2270  
2271 The changes in regulations pertain directly to the zoning classifications of the properties within  
2272 the neighborhood along with an assortment of property-specific and special district overlays are  
2273 aimed at implementing the Subarea Plan policies. The policies and the regulations are designed  
2274 to support the community’s vision for the future of their neighborhood and to address its unique  
2275 needs.

2276  
2277 While the Subarea Plan may directly or indirectly influence the determinants of equity, it is  
2278 important to note that most decisions made about how land is developed that will have an  
2279 impact on the Determinants of Equity are made by the private sector based on market factors  
2280 and personal choices. However, local governments can provide the structure governing how  
2281 land can be developed and used in a way that positively influences the kind of new development  
2282 that may occur in the future.

2283  
2284 Through its authority, King County can change zoning, the conditions under which land can be  
2285 developed and used, and the cost for processing land development permits. The results of this  
2286 can both positively and negatively impact a community’s ability to access the determinants of  
2287 equity.

2288  
2289 While King County can use its authority to develop policy and take regulatory action, provide  
2290 funding, and engage with the community, the private market will determine whether it wants to  
2291 invest in development in Skyway-West Hill. It is the intent of the Subarea Plan to increase the  
2292 likelihood that new development will occur in a way that will support distributional, process, and  
2293 intergenerational equity and that changes over time will be consistent with the vision and  
2294 community priorities expressed by the residents and businesses of Skyway-West Hill.

2295  
2296 Predicting specific outcomes of a Subarea Plan can be difficult for a few reasons:

2297 Land use policies and zoning regulations permit a range of uses, but it is up to each particular  
2298 landowner to determine what to build.

2299  
2300 It is difficult to determine impacts that would have happened if current regulations remained in  
2301 the absence of a new land use subarea plan, as neighborhoods go through natural cycles of  
2302 development.

2303  
2304 By using the determinants of equity as a framework, some general observations can be made  
2305 about what types of impacts the Subarea Plan may have. Access to the determinants of equity  
2306 creates a baseline of equitable outcomes for people regardless of race, class, gender, or  
2307 language spoken. Inequities are created when barriers exist that prevent individuals and  
2308 communities from accessing these conditions and reaching their full potential. These factors,  
2309 while invisible to some, have profound and tangible impacts on all.

2310  
2311 **Summary of Decision-Making Process and Proposed Policies, Regulations, and**  
2312 **Community Needs List Items**

2313 Guided by stakeholder engagement, including engagement with populations of concern, a  
2314 proposed community vision statement, policies, and land use and zoning map amendments was  
2315 drafted and shared as a Public Review Draft (PRD) from September 30, 2021 to October 28,  
2316 2021.

2317  
2318 In developing the proposals outlined here, County staff began by reviewing the priorities and  
2319 concerns expressed by community members and the history of Skyway-West Hill. Staff then  
2320 began identifying various potential policy interventions to address those issues, gathering  
2321 relevant data, and researching how other jurisdictions have done similar work. In reviewing  
2322 different options, staff analyzed whether each potential policy intervention would:

- 2323 • Result in the preferred outcome of the community, or improve the status quo
- 2324 • Improve access to the determinants of equity
- 2325 • Be feasible for the County to implement given legal and budgetary constraints
- 2326 • Align with existing *King County Strategic Plan* and *Comprehensive Plan* policies and  
2327 established best practices

2328  
2329 The following table summarizes Skyway-West Hills community priorities and how the proposals  
2330 in the Public Review Draft were built, considering the input received, and outcomes that are  
2331 intended to be achieved.

2332

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

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

What was heard	Public Review Draft Proposal	Intended outcome	Further questions
		single-family residences <ul style="list-style-type: none"> <li>This designation includes a change from residential to neighborhood business which will allow mixed-use development connecting the 2 nodes of the Skyway Business District</li> </ul>	<ul style="list-style-type: none"> <li>Will the allowed mixed-use along Renton Ave encourage development of apartments above commercial establishment?</li> <li>Are existing utilities and services adequate to serve the potential increase in residents and businesses?</li> </ul>
<b>More Sidewalks and Streetlights Desired in Residential Neighborhoods</b>	<ul style="list-style-type: none"> <li>New developments in residential neighborhoods will be required to construct sidewalks and streetlights</li> </ul>	<ul style="list-style-type: none"> <li>Improve active transportation infrastructure</li> <li>Improve opportunities for healthy lifestyle</li> </ul>	<ul style="list-style-type: none"> <li>How will additional requirement affect price of housing?</li> <li>Will having more complete streets and regional trail linkages put further pressure on housing prices?</li> </ul>
<b>Expanding Economic Opportunity for Existing Residents</b>	<ul style="list-style-type: none"> <li>Creation of a Skyway Unincorporated Activity Center is proposed that includes the Skyway Business District and surrounding multi-family residential areas</li> <li>A proposed microenterprise special district overlay is proposed in a new neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>The unincorporated activity center is meant to focus commercial and mixed-use development in the heart of Skyway-West Hill.</li> <li>More development in the activity center would create more jobs. Area residents should be able to take advantage of</li> </ul>	<ul style="list-style-type: none"> <li>The areas most affected are also covered by a requirement for affordable housing creation. It is unknown at this point whether these rules will stifle development and opportunity</li> <li>How quickly will small commercial opportunities develop in the proposed</li> </ul>



What was heard	Public Review Draft Proposal	Intended outcome	Further questions
	business zone along Renton Ave S <ul style="list-style-type: none"> <li>• Policies exist in the comprehensive plan about providing job training and placement services</li> </ul>	these opportunities. <ul style="list-style-type: none"> <li>• The microenterprise overlay is meant to provide small commercial spaces in either existing buildings or new small commercial buildings for business that do not need or cannot afford large tenant spaces</li> </ul>	microenterprise overlay, if at all? <ul style="list-style-type: none"> <li>• How will the County ensure local residents have the skills to take advantage of employment opportunities.</li> </ul>

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2335 EQUITY ANALYSIS OF PROPOSED POLICIES AND LAND USE AND ZONING MAP AMENDMENTS

2336 The following table considers how the Subarea Plan and associated Land Use and Zoning Map Amendments may directly or indirectly impact  
2337 access to each of the determinants of equity.

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

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

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

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



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

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

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

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



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

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

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2340 This is not a complete analysis of all the potential outcomes associated with each determinant,  
2341 but rather an illustration of how the Subarea Plan relates with the realization of these  
2342 determinants in a community. This phase of the Equity Impact Review, “Analysis and Decision,”  
2343 considers how the intended outcomes of the Subarea Plan, guided by community input, and  
2344 expressed through policies, regulations and actions in the Subarea Plan may affect the 3  
2345 frameworks of equity: Distributional equity, process equity, and cross-generational equity. The  
2346 analysis in Phase 3 also considers the potential for the Subarea Plan to have unintended  
2347 consequences that negatively impact access to equity, such as displacement, and provisions in  
2348 the Subarea Plan that are intended to reduce this potential.  
2349

2350 **Equity Impact Review Phase 4 – Implementation. Staying Connected with**  
2351 **the Community**  
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2353 **Equity Impact Review Phase 5 – Ongoing Learning**  
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## 2355 Appendix D: Community Engagement

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

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

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

At the same time as the initiation of the second phase of subarea planning, subarea and communications staff from the Department of Local Services cooperated with the Department of Community and Human Services on an Anti-displacement Strategy Report and recommendations for the communities of Skyway-West Hill and North Highline. This project involved a series of 8 community workshops that were co-lead and facilitated by the community members. While the focus of the sessions were strategies and actions the County could take to combat residential displacement, there was significant crossover in terms of topics related to the Skyway-West Hill's community's priorities and vision for the future.

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

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



2403 Community engagement related to the subarea plan were led by communications staff from the  
2404 Director's Office of the Department of Local Services in concert with subarea planning staff from  
2405 the Permitting Division. Outreach efforts, each discussed in more detail below, consisted of  
2406 community stakeholder interviews with 22 leaders from different segments of the community, 4  
2407 focus groups engaging 62 residents, and 3 large community meetings. In addition to these  
2408 primary outreach efforts, planning and outreach staff provided periodic briefings to both the  
2409 West Hill Community Association and Skyway Solutions throughout the process and conducted  
2410 2 online and paper surveys that garnered 97 individual respondents.  
2411

### 2412 Stakeholder Interviews

2413 To develop a framework for focus groups and the public meetings, the Department of Local  
2414 Services community relations and planning staff conducted interviews with 22 community  
2415 leaders. These community stakeholders were identified by soliciting names from community  
2416 groups, seeking participants at local meetings, advertising through King County's  
2417 Unincorporated Area News and Next Door social media platform, and word-of-mouth. In  
2418 addition, former King County Councilmember Larry Gossett's (Council District 2, which includes  
2419 the Skyway-West Hill community) office was asked for additional outreach recommendations  
2420 during monthly meetings at which the team shared updates on plan development and  
2421 community issues.  
2422

2423 Each of the participants in the interviews were asked 5 questions and offered the opportunity to  
2424 provide additional comments. In reviewing the substance of the interviews, the following key  
2425 themes emerged that influenced how the Department of Local Services staff structured the  
2426 Focus Groups and ongoing outreach with the community.  
2427

2428 **Gentrification and Displacement.** Uncontrolled gentrification and displacement of  
2429 communities and businesses that have deep roots in Skyway-West Hill was the biggest theme  
2430 that emerged from the interviews. Most respondents saw this as a critical challenge facing the  
2431 community, and overwhelmingly expressed concerns about it. Many respondents see it as an  
2432 issue facing both the commercial and residential districts. Many respondents had examples of  
2433 people they knew who had left the community, and they shared thoughtful ideas about how to  
2434 fight displacement including requiring more of developers, building more affordable housing,  
2435 and placing limits on the size/scale of new houses. One resident pointed out that it was not their  
2436 job to come up with strategies to fight displacement, it was the County's job.  
2437

2438 **Pros and Cons of New Development.** While most interview participants were deeply  
2439 concerned about development pressure on the community and its possible deleterious effects,  
2440 they also overwhelmingly wanted to see new and better development come to the commercial  
2441 districts of Skyway-West Hill. A few respondents talked about the need to revitalize the  
2442 commercial districts. Among the most mentioned types of new businesses that community  
2443 members would like to see are:  
2444

- 2445 - Restaurants and Nightlife
- 2446 - Grocery Store
- 2447 - Community Center
- 2448 - Childcare
- 2449 - Pharmacy
- 2450 - Retail (Several respondents pointed out that Skyway-West Hill residents' shop in  
2451 Renton)

2452 - Health Care Facility/Doctors/Dentists  
2453

2454 **Affordable Housing.** Most respondents felt that more affordable housing is a component of  
2455 fighting displacement and were generally supportive of more affordable housing. However,  
2456 support depended to a degree on how “affordable housing” is defined. Several participants  
2457 expressed concerns about the effect of large-scale affordable housing developments on  
2458 communities, in terms of losing existing market-rate affordable housing stock and tax revenue.  
2459 Generally, those with concerns favored strategies that would preserve the existing stock of  
2460 market-rate housing that is affordable to low-income members of the community, rather than  
2461 investing in new large-scale government or non-profit sponsored housing.  
2462

2463 **Community Investments.** All participants in the interview process understood that the Skyway-  
2464 West Hill Subarea Plan is a land use plan, but the Department of Local Services staff asked  
2465 them what other community amenities they felt were critical to improving the community, with  
2466 the goal of identifying possible areas for investment by the County or as mitigation from  
2467 developers. While the responses ranged widely, there were some common threads through  
2468 many of the interviews.  
2469

2470 **Sidewalks and Walkability.** Many respondents commented on the poor pedestrian  
2471 infrastructure in the community and the need for more and better sidewalks in the commercial  
2472 districts, on main arterials like Martin Luther King Jr. Way South, and in some of the school  
2473 zones.  
2474

2475 **Community Center.** A community center for Skyway-West Hill has been a long-articulated  
2476 need by the community and groups representing residents. A feasibility study of a Skyway-West  
2477 Hill community center was attached to the *Land Use Strategy* as Appendix C.  
2478

2479 **Open Space and Recreation.** Many respondents expressed concerns about the limited amount  
2480 of recreation and open space in the community. There were many comments that the County  
2481 needs to improve access to Skyway Park, which is poorly accessed from Renton Avenue South,  
2482 the main arterial running through the heart of the community.  
2483

2484 **Community Outreach/Focus Group Suggestions.** Overall respondents supported the idea of  
2485 engaging community members in smaller groups, focusing on more specific issues. While there  
2486 was a wide range of suggestions on how to approach the focus groups, following are the ones  
2487 that were most common:

- 2488 - **Geographic Focus Groups.** Organize groups based on geographic areas of Skyway-  
2489 West Hill.
- 2490 - **Demographic Focus Groups.** Organize groups based on the various Skyway-West Hill  
2491 demographic groups.
- 2492 - **Community Organizations as Focus Groups.** Use the many non-profits that the  
2493 County works with regularly as focus groups.
- 2494 - **Engage Youth.** Find ways to engage youth in the focus group process.
- 2495 - **Provide Food.** Many interview participants felt that we would have better luck getting  
2496 community members to participate if we provided a meal.  
2497

## 2498 Focus Groups/Briefings

2499 Department of Local Services conducted 4 focus groups with segments of the Skyway-West Hill  
2500 community. These were informed by many of the comments the team received during the

2501 stakeholder interview process. The team tried to gain input from geographic communities in  
2502 Skyway-West Hill (e.g., Martin Luther King Jr. Way South Corridor, Business District), specific  
2503 demographics within the community (e.g., the Creston Point focus group had outreach to the  
2504 Somali community and translation services were provided at the meeting); and outreach to  
2505 community groups (West Hill Community Association and Skyway Solutions). Additionally, a  
2506 group of youth from Creston Point participated in the focus group discussing the Martin Luther  
2507 King Jr. Way South corridor and all focus group participants were provided dinner. Following is  
2508 a brief overview of themes that emerged from each focus group.  
2509

2510 **West Hill Community Association Board Meeting, February 13, 2019.** Department of Local  
2511 Services staff met with the West Hill Community Association Board (WHCA) and provided them  
2512 with an overview of the overall approach for the focus groups and solicited input from the Board.  
2513

2514 **Skyway Solutions Board Meeting.** Department of Local Services staff scheduled a briefing for  
2515 the Skyway Solutions Board members on the focus groups, like the one given to the WHCA, but  
2516 it was impacted by the heavy February 2019 snowstorm, and subsequently by changes in  
2517 leadership at Skyway Solutions.  
2518

#### 2519 **Scenic View Focus Group, February 20, 2019.**

2520 This meeting was held at Bryn Mawr United Methodist Church, and was attended by 12  
2521 residents in the area that had private views or were concerned about the preservation of private  
2522 views, with members of both the Skyway Solutions and West Hill Community Association  
2523 boards represented.  
2524

2525 **Define Scenic Views.** The group strongly felt that “views” are those sweeping territorial views  
2526 of major physical features of the region (e.g., Mount Rainier, Cascades, and Lake Washington).  
2527 Views of importance to this group were both public views from parks or road right-of-way and  
2528 private views from residences.

- 2529 - **Importance of Scenic Views.** These views enhance the community and property  
2530 values of residents. The construction of newer, larger, “boxier,” homes has impacted  
2531 private views and are out of scale with the community. Views are a defining feature of  
2532 Skyway-West Hill.
- 2533 - **Important Public Views.** The group identified a range of public spaces that have  
2534 significant views and emphasized that some roads in the community have significant  
2535 views that should be protected.
- 2536 - **Protecting Views.** The group generally supported protecting both public and private  
2537 views and discussed how to achieve that goal, whether to accomplish it through outright  
2538 regulation of views or through design standards. For some participants the real concern  
2539 was new development that was out of scale with the surrounding structures, rather than  
2540 protecting views just for the sake of protecting views.  
2541

#### 2542 **Commercial District Focus Group, March 12, 2019.**

2543 This meeting was held at the Fire District 20 Administration Building and was attended by 13  
2544 local business owners and members of the community interested in revitalizing the commercial  
2545 districts within Skyway-West Hill.  
2546

2547 **Barriers to Revitalizing Commercial Districts.** The attendees identified a range of factors  
2548 impacting redevelopment, but leading factors were crime or the perception of the neighborhood

2549 as being dangerous, absentee property owners who don't want to reinvest in the community,  
2550 and lack of investment in the area by the County government.

2551  
2552 **Commercial Design/Development.** The group was asked what design elements/street scape  
2553 features strengthen or weaken the community, and there were a range of opinions. Generally,  
2554 the group felt that the presence of the Sheriff's storefront and the new library strengthen the  
2555 Renton Ave commercial district, that there should be more flexibility in zoning, and that mixed-  
2556 use development that integrates ground floor retail would be desirable. Several participants  
2557 expressed an interest in seeing more corporate/well financed businesses (e.g., Starbucks,  
2558 McDonalds, Walmart), while others favored smaller "mom and pop" enterprises.

### 2560 **Martin Luther King Jr. Way South Corridor Focus Group, March 28, 2019.**

2561 This meeting was held at the Creston Point Apartments Community Room and attended by 16  
2562 residents of Creston Point and surrounding mobile home parks. This group had significant  
2563 participation from youth at Creston Point, and from members of the Somali community.  
2564 Translation services were provided, and one member of the group relied on the translator to  
2565 participate.

- 2566 - **Desired Community Features.** Participants identified those physical features that they  
2567 felt characterized a thriving/healthy community, and there was significant alignment  
2568 around the need for more parks, sidewalks, lighting, places for youth, transit, and police  
2569 service.
- 2570 - **Desired Businesses in the Martin Luther King Jr. Way South Corridor.** While there  
2571 was a range of opinions about what types of businesses/uses should be fostered in the  
2572 Martin Luther King Jr. Way South corridor, there was agreements that spaces for youth  
2573 were important, particularly a community center. Additionally, there was an interest  
2574 among several participants in seeing more coffee shops, grocery stores, pharmacies,  
2575 and childcare/daycare.
- 2576 - **Housing.** While the participants favored housing, many felt that the Martin Luther King  
2577 Jr. Way South corridor should be developed as mixed-use development, and that the  
2578 focus should be commercial development over housing. Residents from the mobile  
2579 home parks expressed an interest in preserving the mobile home parks.

### 2581 **Public Meetings**

2582 **First Community Open House – October 30, 2018.** This was the kickoff meeting for the  
2583 Skyway-West Hill Subarea Planning effort. Held at the Albert Talley High School in Skyway, it  
2584 was attended by staff from various King County departments and 53 residents.

2585  
2586 To ensure attendees who spoke English as a second language could participate in the forum,  
2587 Department of Local Services advertised the event in Vietnamese, Somali and Spanish and had  
2588 interpreters for those 3 languages on site. Staff reported that 9 Somali residents attended but  
2589 did not need the interpreter service. They did appreciate the effort and noted they heard about  
2590 the meeting through the Somali language flyer the Department sent out to residents.

2591  
2592 Attendees were able to circulate through several stations that highlighted geographic portions of  
2593 the community that were likely to be addressed as part of the subarea planning effort.  
2594 Additionally, King County Department of Natural Resources and Parks, Parks Division, staff  
2595 were present with maps to indicated areas of open space and areas of possible  
2596 expansion/enhancement to existing park and open space. Senior Managers from the

2597 Department of Local Services, Executive’s Office, and Permitting Division of the Department of  
2598 Local Services were also in attendance.  
2599

2600 The format of the meeting allowed for brief overview of the planning process, and then a  
2601 question and answer/public comments section. Key themes or observations that emerged from  
2602 that portion of the evening were:

- 2603 - A range of concerns were expressed about gentrification and displacement within the  
2604 neighborhood because of the plan. Residents pointed out that the composition of the  
2605 team leading the planning effort did not reflect the demographics of the community.
- 2606 - Questions about the intent and scope of the planning effort. Staff pointed out that the  
2607 scope of the subarea plans are limited to land-use issues but indicated that the County  
2608 would try to capture community issues/concerns that extend beyond the mandate of the  
2609 sub-area plan (e.g., the need for a community center).
- 2610 - Economic development garnered support among attendees. Staff committed to share  
2611 the job description for the new Economic Development position description.
- 2612 - Attendees asked a range of questions about the plan and what could be required of  
2613 future developers. Wondering if developers could be required to provide amenities like  
2614 street trees and sidewalks; or to pay for sheriff, fire, and other services.
- 2615 - A request that an equity analysis be included as part of the subarea plan.
- 2616 - Rather than questions many participants enumerated needs within the community,  
2617 among these:
  - 2618 ○ New stop signs in the area.
  - 2619 ○ Sidewalks in areas like Creston Point
  - 2620 ○ Economic and technical support for small businesses
  - 2621 ○ Road Improvements
  - 2622 ○ Public health services / clinics in this low-income community

2623  
2624 **Second Community Forum – June 1, 2019.** A second Community Forum was held at Dimmitt  
2625 Middle School on Saturday, June 1, 2019. The timing of the meeting was set to receive  
2626 feedback in preparation of the public review draft that was released on July 1, 2019, as part of  
2627 the 2020 *Comprehensive Plan* Update. The goal of the meeting was to share and receive  
2628 feedback on the following topics:

- 2629 - Proposed land use and zoning map changes included in the draft subarea land use plan;
- 2630 - Draft community vision, plan purpose statement, and plan guiding principles;
- 2631 - Public engagement received up to this point; and
- 2632 - Potential strategies to address the risk of displacement.

2633  
2634 Forum participants visited stations where the proposed land use and zoning amendments were  
2635 grouped by geographic area and materials were shared about the changes. Participants were  
2636 encouraged to share their thoughts on the proposed changes. Another station was also  
2637 available that presented the draft vision and guiding principles, along with a list of potential anti-  
2638 displacement measures. Participants reflected on the vision, plan mission statement, and  
2639 guiding principles and added dots to the anti-displacement measures as a means of expressing  
2640 their support for or against.  
2641



2642 The feedback gathered was consistent with much of what had been heard earlier, with some  
2643 additional specifics because participants were able to glimpse some of what was proposed and  
2644 provide direct input. Some of the major themes included:

- 2645 - Regarding the Vision and Guiding Principles
  - 2646 ○ Captures the community's vision well
  - 2647 ○ Should encourage walkability
  - 2648 ○ Equity should be highlighted
- 2649 - Regarding Anti-Displacement
  - 2650 ○ Community was in favor of implementing anti-displacement measures. Ones that
  - 2651 were preferred include: No net loss, Inclusionary zoning, Community land trusts,
  - 2652 right to return policies, Community benefit agreements, Commercial
  - 2653 displacement mitigation, and Cultural asset preservation.
  - 2654 ○ The community expressed opposition to fee-in-lieu programs
  - 2655 ○ The community was undecided about density bonuses.
- 2656 - Regarding the proposed land use and zoning changes
  - 2657 ○ There was general support expanding the commercial zones within the Skyway
  - 2658 Business District with some concern over the impacts that come with new
  - 2659 development, such as traffic and the loss of affordable commercial spaces for
  - 2660 local business.
  - 2661 ○ The adjustment of zoning to Neighborhood Business along Martin Luther King Jr.
  - 2662 Way South and Rainier Avenue South, along with the pedestrian orientation
  - 2663 standards were mostly supported, but there was some concern over the potential
  - 2664 cost on the development community of having to comply with the pedestrian
  - 2665 oriented standards.
  - 2666 ○ The community was supportive of protections for the mobile home park
  - 2667 communities and their residents.
  - 2668 ○ Additional feedback regarding the need for improved sidewalks and streetlights
  - 2669 was shared.
  - 2670 ○ Concern over affordable housing was shared.

2671  
2672 **Third Community Forum – August 8, 2019.** A third community forum was held on the evening  
2673 of August 8, 2019, at the Skyway Library. The goal of the meeting was to present the changes  
2674 that were made to the draft of the Skyway-West Hill Land Use Subarea Plan following the Public  
2675 Review Draft comment period during the month of July. Approximately 35 members of the  
2676 community attended the forum. The community members in attendance expressed a general  
2677 support for the changes made in the plan, such as: removal of the proposal to amend the land  
2678 use and zoning in the residential area in the northeast corner of the subarea, increasing the  
2679 inclusionary zoning/affordable housing requirements for the 2 residential density increases, and  
2680 increasing the residential density of the properties along Renton Ave S, between the 2 nodes of  
2681 the Skyway Business District.

- 2682 - The community asked questions about the action items listed presented in the Plan and
- 2683 how they might be able to be involved.
- 2684 - There was discussion about the proposed limitations on the marijuana retail uses and
- 2685 what that may mean for the existing businesses operating on Rainier Ave S and Martin
- 2686 Luther King Jr. Way S.
- 2687 - There was also discussion about how the planning process for land use and zoning
- 2688 interconnects with the other service providers, such as King County Roads and Metro.
- 2689

2690 **Fall Planning Kickoff – August 18, 2020.** As a kick-off to the second phase of Skyway-West  
2691 Hill Subarea Plan a virtual community meeting was held to explain the changes to the subarea

2692 planning program and the inclusion of the community needs list body of work. Separate  
2693 language specific virtual meetings were held for residents who speak Spanish, Vietnamese, and  
2694 Somali meetings were held August 25, 26, and 27, respectively. The number of participants for  
2695 the August 18 meeting was about 25 residents, while the language specific meetings were not  
2696 as well attended. The Somali language meeting had about six attendees and it was an active  
2697 discussion. The main themes that came out of the meetings were:

- 2698 - Development of a community center
- 2699 - Skyway Business District revitalization and economic development
- 2700 - Job creation and priority hiring of local residents
- 2701 - Sidewalks, especially in the residential areas to make walking safer
- 2702 - Investment in and activation of parks
- 2703 - Transit service and greater access to service
- 2704 - Youth programs and services

2705  
2706 Community members were also asked for ideas on community engagement and they had  
2707 several suggestions:

- 2708 - Involve as many community members as possible
- 2709 - Go to where folks are already meeting
- 2710 - Make break out rooms smaller so there is more neighbor-to-neighbor discussion
- 2711 - Record the meetings and make them available on-demand for later viewing and  
2712 commenting
- 2713 - Ask immigrant community groups to help with meeting advertising to increase turnout
- 2714 - Set up a phone bank and have people call someone they know
- 2715 - Advertise on language radio stations where possible

2716  
2717 **Skyway Community Voices Community Conversation – July 8, 2021.** The community  
2718 conversation was facilitated by Paul Patu, Urban Family’s Executive Director. There were  
2719 approximately 3943 participants at the meeting. The focus was the following top 10 priorities  
2720 that have emerged from the ongoing community conversations:

2721  
2722 Top Priorities discussed at the meeting, based on the responses to the second survey  
2723 described below:

- 2724 - Establish a Skyway-West Hill Community Center
- 2725 - Provide social and health services and job-training programs in the neighborhood
- 2726 - Improve transit services
- 2727 - Support area youth with recreation, education, and employment programs
- 2728 - Re-imagine public safety in partnership with the community
- 2729 - Improve safety and control speeds on local streets and Martin Luther King Jr. Way S  
2730 (SR900)
- 2731 - Install sidewalks, crosswalks, and streetlights on neighborhood streets
- 2732 - Invest in community-driven affordable housing and mixed-use developments
- 2733 - Revitalize the Skyway Business District and other neighborhood business areas for  
2734 local, BIPOC businesses
- 2735 - Complete improvements to Skyway Park and improve access and visibility to the park

2736  
2737 Participants discussed whether they felt these top priorities reflect the true needs of the  
2738 community. The general sentiment was that these were a good list if they had to be boiled down  
2739 to 10, but doesn’t account for the many other needs of the community.

2740

2741 Following the meeting, participants were asked to tag which of these 10 where the most  
2742 important. The 3 priorities that received the most support included:

- 2743 - Revitalization of the Skyway Business District with/ local BIPOC businesses
- 2744 - Sidewalks, crosswalks, and streetlights, and
- 2745 - The Community Center

2746

### 2747 **Skyway Community Voices Subarea Plan and Community Needs List Virtual Input**

2748 **Session – October 26, 2021.** The virtual community meeting was facilitated by Paul Patu,  
2749 Urban Family’s Executive Director. There were 22 participants at the meeting, including 2 urban  
2750 planning specialists from the architecture and urban design firm, Schemata Workshops. They  
2751 walked participants through the public review draft of the subarea plan and answered questions  
2752 about how to submit comments. Several members of the public asked about particular action  
2753 items that have been included in the catalog of community requests. They were also directed to  
2754 the publicinput.com engagement hub to review the material that has been collected and to  
2755 share additional thoughts. The meetings were publicized with flyers in English, as well as  
2756 translated into Spanish and Arabic. Although the top 3 non-English languages spoken at home  
2757 in Skyway-West Hill are Spanish, Vietnamese, and Somali, the organizers of the event were  
2758 advised by other community partners that many Muslim residents feel more comfortable with  
2759 Arabic and this may lead to greater participation by these traditionally underrepresented  
2760 residents.

2761

### 2762 **Phase 1 Community Surveys**

2763 Two online and paper surveys were conducted from September 18 through November 30, 2018,  
2764 and January 15 to February 5, 2019. The survey garnered 97 individual respondents.

2765

2766 The questions posed to the interviewees and the online survey as follows:

- 2767 - In the next 10 to 15 years, what pressures to change do you think the residential  
2768 neighborhoods and commercial districts of Skyway-West Hill will experience?  
2769 (Examples: lot sizes, types of housing, roads, walkability, lighting, building types)
- 2770 - What one or two improvements—or different types of commerce—would help make the  
2771 Skyway Business District a more attractive “downtown” for this community (both  
2772 businesses and residents)?
- 2773 - Do you have an opinion about how much and what type of affordable housing is needed  
2774 in Skyway-West Hill? What are the pros and cons for you?
- 2775 - A recent King County survey showed a high level of concern that current residents and  
2776 businesses might be displaced by future growth and investment in Skyway-West Hill. Do  
2777 you know of any specific people or businesses that have had to leave due to  
2778 development? Should King County require developers to help us prevent this?
- 2779 - Is there anything you’d like to add related to land use and development in  
2780 Skyway-West Hill?

2781

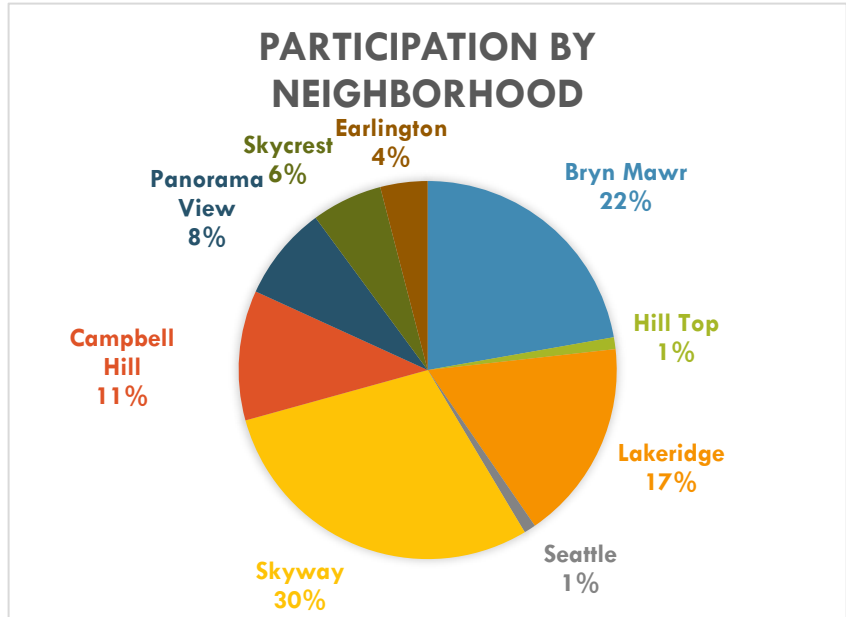
### 2782 **Phase 2 On-line Survey and Engagement Hub**

2783 As a result of the COVID-19 pandemic and restrictions on in-person gatherings, King County  
2784 developed an online engagement hub with the address: [www.publicinput.com/skyway](http://www.publicinput.com/skyway). The  
2785 engagement hub was initially populated with a multi-page survey that asked community  
2786 residents to both learn about the services and programs the County offers, but also to suggest  
2787 programs, services, and capital improvements that they felt were most needed for the  
2788 neighborhood. The website was distributed at a series of community resource events, publicized

2789 in the Skyway Water and Sewer District Newsletter, through several email communications to  
2790 area residents, as well as via the Renton School District's e-flyer delivery system. This first  
2791 round of surveying and information gathering was open from August 2020 through mid-October  
2792 2020. While open, the survey had 102 participants and collected 159 comments. The page was  
2793 viewed 2,535 times. The main themes that emerged were:

- 2794 - Community center
- 2795 - Transportation
- 2796 (sidewalks and
- 2797 transit/bus service)
- 2798 - Parks, open spaces,
- 2799 and recreation
- 2800 - Public safety
- 2801 - Youth programs
- 2802 - Economic development

2803  
2804 A second survey was launched  
2805 in October 2020 and ran  
2806 through January 2021. This  
2807 survey asked participants to  
2808 express how much they  
2809 support the requests that were  
2810 gathered during the first survey  
2811 along with additional items  
2812 from the 2016 SWAP. The



2813 number of participants and responses to the following 5 topic areas are included under the  
2814 subheadings below. All the following surveys were also translated into Spanish, Vietnamese,  
2815 and Somali.

2816  
2817 Under the heading **Healthy Connected Neighborhoods** (38 participants, 1,383 responses) the  
2818 top priorities were:

- 2819 - More walkable spaces or sidewalks in the residential areas (no specified location)
- 2820 - Improve pedestrian and bicycle routes in north/south corridors
- 2821 - Improve safety for pedestrians on Martin Luther King Jr. Way S (SR 900)
- 2822 - Add crosswalks and speed limit signs to high traffic streets
- 2823 - Improve roadside vegetation maintenance
- 2824 - Provide bus passes to the youth and elderly
- 2825 - Improve bus stop sitting areas with lighting, safety, and signage
- 2826 - Create a farmer's market to stimulate health and the local economy
- 2827 - Provide more options for health services
- 2828 - Create an 'action group' dedicated to establishing programs for at-risk youth and
- 2829 individuals as alternatives to criminal and gang activity
- 2830 - Create an 'action group' dedicated to working with the King County Sheriff and
- 2831 Prosecuting Attorney to pursue alternative community policing models

2832  
2833 Under the heading **Smart Sustainable Growth** (21 participants, 514 responses) the top  
2834 priorities were:

- 2835 - New multifamily developments should be confined to areas currently designated for
- 2836 multifamily
- 2837 - Mixed-use buildings that include both residential and commercial space should be
- 2838 allowed in the Skyway Business District

- 2839 - Pursue businesses and uses to locate in the Skyway Business District
- 2840 - Enhance the appearance of existing commercial buildings and properties
- 2841 - Develop urban design standards and a community review process for the commercial,
- 2842 non-industrial areas of Skyway-West Hill
- 2843 - Pursue improvements to transit (bus services/facilities) in the community to access
- 2844 locations more easily in surrounding cities
- 2845 - Provide pedestrian/bicycle access along streets, parking lots, and between and through
- 2846 residential areas
- 2847

2848 Under the heading **Thriving, Educated Youth and Community** (43 participants, 1,396  
2849 responses) the top priorities were:

- 2850 - More community parks and trails with safe walkable access
- 2851 - Community Center for youth and seniors as a place for multiple service providers to
- 2852 come together to serve the community
- 2853 - Protect existing parks and add where feasible
- 2854 - Complete renovations of Skyway Park that have been planned for years
- 2855 - Regulate overnight parking at Skyway Park
- 2856 - Add new and improve access points to Skyway Park
- 2857 - Create affordable recreational opportunities for youth (i.e., sports leagues, camps, etc.)
- 2858 - Create a tutoring center for extended learning opportunities
- 2859 - Establish a childcare center for working parents and as a youth employment opportunity
- 2860 - Increase access to college and college preparation opportunities
- 2861 - Work with the community and community-based organizations to support advancement
- 2862 of the school district and local schools
- 2863

2864 Under the heading **Economic Prosperity and Affordable Housing** (30 participants, 625  
2865 responses) the top priorities were:

- 2866 - Expand property tax exemption for low-income seniors
- 2867 - Increase homeownership with down payment assistance programs
- 2868 - Create redevelopment assistance program
- 2869 - Require relocation assistance for renters being involuntarily displaced
- 2870 - More business activity in the neighborhood with more diverse and healthy dining and
- 2871 drinking options
- 2872 - Develop the “empty space” areas between commercial buildings into mini-public plazas
- 2873 or green spaces
- 2874 - Purchase and maintain litter bins for the business district
- 2875

2876 Under the heading **Culture Art and Innovation** (17 participants, 366 responses) the top  
2877 priorities were:

- 2878 - Create public spaces that help increase cross cultural social and community connections
- 2879 - Establish artistic gateways at the entrances to the Skyway Business District
- 2880 - Improve the overall appearance of the Skyway Business District to reflect the cultural
- 2881 diversity of this community
- 2882 - Build kiosks and signage to promote neighborhood communications and awareness of
- 2883 local businesses
- 2884

2885 The second survey included an optional demographic questionnaire that participants could  
2886 complete at the end of answering the survey questions. The demographic questions asked  
2887 about gender, age, race/ethnicity, housing tenure, and language spoken at home, and  
2888 household income. The response rate to the demographic questions was lower than for the



2889 survey itself, but there were some common themes that emerged. The gender of respondents  
2890 was closely split between male and female, with some choosing not to answer. The ages of  
2891 respondents were generally representative of the subarea as a whole. About a third said they  
2892 were between 26 and 35 years old. Interestingly, on the Economic Prosperity survey, almost a  
2893 third of the participants reported as being over the age of 56. In terms of race and ethnicity, the  
2894 participants overwhelmingly (60-85%) reported as White. Black or African American and Asian  
2895 participants represented about 15 to 20% of the respondents to the demographic questions.  
2896 Most (75% or more) of the respondents reported as living in a single-family home that they own.  
2897 English was the dominant language spoken at home (90 to 100%) of respondents. In terms of  
2898 household income, anywhere between 20 and 33% of respondents. Those that did respond  
2899 tended to be mostly from household making more than the area median income.

2900  
2901 At the closure of the second survey, a single comment box was left open for participants to  
2902 share additional thoughts and to sign up for email updates on the subarea plan and community  
2903 needs list process. To date, 14 additional comments have been received and 56 people have  
2904 signed up to receive updates.

2905  
2906 Then, a simple, one-question survey was posted to ask for feedback on the community vision  
2907 statement. Visitors were shown 2 vision statement versions. The first was from the 2016 SWAP  
2908 and the second was from the 2020 Skyway-West Hill Land Use Strategy. Although participation  
2909 was low with only 64 page views, six participants, and seven comments, the preference is for  
2910 the 2016 SWAP Vision Statement.

2911

## 2912 Skyway West Hill and North Highline Anti-displacement Strategy Report

2913 In preparation for writing the Skyway-West Hill and North Highline Anti-displacement Strategies  
2914 Report, the County's interdepartmental workgroup engaged closely with community members  
2915 and residents to hear their ideas and understand their concerns regarding displacement. The  
2916 overarching goal of the engagement was to collaboratively shape the anti-displacement  
2917 recommendations to reflect the communities' priorities.

2918

2919 While King County staff strived to engage the community in multiple ways, the COVID-19  
2920 pandemic created challenges for engaging with the community. All workshops were held  
2921 virtually, and staff could not perform in-person outreach. Many community members have been  
2922 economically, physically, and mentally impacted by the pandemic, understandably limiting some  
2923 community members' capacity to engage with this process. Additionally, a mostly virtual  
2924 approach to community outreach limits engagement from community members whose preferred  
2925 method of engagement is in-person.

2926

2927 Translation of written materials and interpretation was offered at the first 3 workshop sessions in  
2928 Spanish, Somali, and Vietnamese, which are the most-spoken languages other than English in  
2929 Skyway-West Hill and North Highline.<sup>67</sup> Unfortunately, Zoom had limited capability to adequately  
2930 accommodate and support language access services for all languages in channels. In-language  
2931 support was used by fewer than 10 community members per meeting. County staff is assessing  
2932 outreach methods that would increase limited English proficient community participation.

2933

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<sup>67</sup> King County. King County Executive. "King County's Top Languages," *Written Language Translation Process* (King County, WA: King County Executive, 2010) <https://tinyurl.com/ynm3dzvy>

2934 The following methods were used to engage with community members. County staff collected  
2935 community input from October 2020 through April 2021.

2936

2937 Community Facilitators

2938 A community facilitator team consisting of seven community leaders representing six  
2939 stakeholder organizations in Skyway-West Hill and North Highline that are rooted in  
2940 communities most impacted by displacement. Community facilitators were paid for their time  
2941 and played a critical role in the process, contributing approximately 30 to 45 hours of their time  
2942 over six months to co-designing the curriculum for the Anti-displacement Workshop Series; co-  
2943 facilitating 5 out of the six community meetings; providing in-language facilitation in Spanish,  
2944 Vietnamese, and Somali as needed; initiating a community work session to develop community-  
2945 led recommendations; and providing feedback and strategic guidance on the draft  
2946 recommendations to County staff.

2947

2948 Anti-displacement Workshop Series

2949 In the fall of 2020, County staff and community facilitators designed and hosted 3 workshops to  
2950 review the anti-displacement strategies identified in King County Motion 15539 and Action 19 of  
2951 the *Comprehensive Plan* update. Over 40 community members participated in the fall workshop  
2952 series.

2953

2954 Community Work Sessions and Discussions

2955 In January 2021, 35 community members came together with the community facilitators to  
2956 generate community-led recommendations and provide feedback to County staff about the  
2957 proposed anti-displacement strategies. Community members also identified other ideas and  
2958 areas of concern outside of the proposed anti-displacement strategies. In March 2021, the  
2959 interdepartmental workgroup hosted another workshop to further explore inclusionary zoning  
2960 strategies. Community members reviewed and provided input on different options for an  
2961 inclusionary zoning policy. In April 2021, the County hosted a community meeting to review the  
2962 draft anti-displacement recommendations, answer questions, and gather final input. The  
2963 numerous discussions with the community shaped the recommendations of this report.

2964

2965 Skyway Youth Leadership Council and Youth Survey

2966 From January to April 2021, King County staff partnered with the Skyway Youth Leadership  
2967 Council (SYLC), a youth leadership organization comprised of 9 youth aged 13 to 24 years old  
2968 who live in the Skyway area, to collect input on anti-displacement strategies from young people  
2969 living in Skyway-West Hill and North Highline. After learning about the potential anti-  
2970 displacement strategies, the SYLC decided to focus on Community Preference, Priority Hire,  
2971 and Community Land Trusts. The SYLC created and launched a survey to understand how  
2972 youth are impacted by displacement and gather input on these 3 strategies. Forty youth from  
2973 Skyway-West Hill and North Highline responded to the survey. Almost half of the respondents  
2974 had experienced some form of displacement. Many youth shared concerns that housing is too  
2975 expensive, and they need financial assistance with rent and bills.

2976

2977 Interviews with Immigrant and Refugee Community Organizations

2978 The interdepartmental workgroup had in-depth dialogues with several organizations serving  
2979 immigrant and refugee communities in the Skyway-West Hill and North Highline neighborhoods.  
2980 Staff met with 35 Vietnamese elders who shared their challenges accessing housing, a desire  
2981 for a community gathering space located near affordable housing and need for accessible  
2982 transportation options. Staff also met with the Khmer Community of Seattle/King County who  
2983 shared the Khmer community's need for a community gathering space, culturally appropriate

2984 housing, deeply affordable housing, and homeownership options. Finally, staff met with the  
2985 Duwamish Valley Affordable Housing coalition who shared that Latinx immigrant communities in  
2986 North Highline need accessible and affordable homeownership options specifically targeted  
2987 towards immigrants, as well as community-owned projects and zoning changes that meet the  
2988 needs of community-owned affordable housing projects. While not all the community members  
2989 participating were Skyway-West Hill residents, some were, and their willingness to share their  
2990 lived experience was instrumental in informing the priorities contained within the subarea plan.

2991  
2992 Online Surveys and Social Media

2993 County staff administered an online public input survey online from late September 2020  
2994 through mid-April 2021. Staff also sent surveys out after each workshop to gather more in-depth  
2995 feedback from community members. Survey outreach was incorporated into the community  
2996 engagement performed for the subarea planning work. Over 40 community members completed  
2997 the surveys. The survey respondents reported that anti-displacement needs to be a top priority  
2998 for King County, with a strong emphasis on the development of affordable housing, creating  
2999 homeownership opportunities, and exploring innovative strategies like investing in community  
3000 land-trusts.

3001  
3002 Anti-displacement Strategies Toolkit and Online Resource Hub

3003 In addition to online surveys, the County used the Anti-displacement Public Input webpage as a  
3004 way to document the community process and create an online resource hub with links to  
3005 materials including a glossary of terms, important background documents, explanations of each  
3006 strategy, workshop presentation slides, and workshop video recordings.<sup>68</sup> All materials,  
3007 including those translated into Somali, Spanish, and Vietnamese, were also available on Google  
3008 Drive in the form of an Anti-displacement Strategies Toolkit to maximize the accessibility and  
3009 shareability of the resources.<sup>69</sup> The Anti-displacement Strategies Toolkit also included case  
3010 studies of similar programs and policies in other cities.

3011  
3012 **Community Priorities from the Anti-Displacement Workshops**

3013 The below community priorities emerged from the community engagement process.

- 3014 1. Increase public investment in affordable housing:
- 3015 - fund permanently affordable homeownership units for households at 50 through 80%  
3016 of AMI
  - 3017 - build affordable rental units for households at or below 60% of AMI
  - 3018 - finance community-driven development projects
  - 3019 - provide funding for strategic land acquisition for community development
  - 3020 - create mixed-use developments with affordable housing, commercial and non-profit  
3021 office space, and community gathering space
  - 3022 - preserve manufactured home communities in Skyway-West Hill
  - 3023 - increase housing options and types in Skyway-West Hill and North Highline, such as  
3024 allowing and investing in accessory dwelling units (ADUs), family size units, and

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<sup>68</sup> King County. *Departments of Local Services and Community & Human Services. "Skyway-West Hill and North Highline Anti-displacement Strategies Report"* (King County, WA: Department of Community & Human Services, 2020) <https://tinyurl.com/3783by74>

<sup>69</sup> King County. *King County Department of Community and Human Services. "King County's Skyway-West Hill and North Highline Anti-displacement Strategies Toolkit"* (King County Department of Community and Human Services, 2020). <https://tinyurl.com/5aun4d9u>

- 3025 culturally specific affordable housing for immigrant and refugee elders  
3026  
3027 2. Enact policies and programs that prevent displacement, protect tenants, and prioritize  
3028 neighborhood residents:  
3029 - prioritize current and past residents for new affordable housing units  
3030 - connect eligible homeowners with home repair and property tax exemption programs  
3031 - provide eviction prevention and rental assistance for low-income renters and  
3032 implement tenant protections  
3033 - provide down payment assistance for low-income home buyers  
3034 - reduce commercial displacement and support economic development opportunities  
3035 for current residents  
3036  
3037 3. Increase access to opportunities, amenities, and benefits to current residents when  
3038 private development happens:  
3039 - build more mixed-income developments  
3040 - increase density or other incentives in exchange for affordable units, especially in the  
3041 commercial core  
3042 - maintain building scale, adequate parking, and access for elders and people with  
3043 disabilities as density increases  
3044

### 3045 Skyway Community Voices Project

3046 At the beginning of 2021, King County sought a locally based community organization to assist  
3047 with community engagement to find innovative ways to connect with historically underserved  
3048 and underrepresented community members as part of the subarea plan, community needs list,  
3049 Metro service investments, and Anti-displacement Report development process. In April 2021, a  
3050 contract was signed with Urban Family, a non-profit with deep connections in the Skyway  
3051 community and especially with youth, non-English speaking families, renters, and immigrants.  
3052 The initial strategy was to make residents aware of the upcoming planning process and its long-  
3053 term implications on the development and well-being of the Skyway community. The project  
3054 also emphasized the importance of the community's feedback and the power of the community's  
3055 voice to create healthy and sustainable change.  
3056

3057 At the outset of the Community Voices Project, staff from Urban Family performed direct  
3058 outreach by phone, door-to-door conversations with business owners, and interactions with  
3059 community members during food and resource distribution events at apartment complexes in  
3060 Skyway. Staff were prepared with materials summarizing the top priorities.  
3061

3062 The first engagement event under the Skyway Community Voices approach was held virtually  
3063 the evening of July 8, 2021. The community conversation was facilitated by Paul Patu, Urban  
3064 Family's Executive Director. There were approximately 43 community members who  
3065 participated in the meeting. The focus was the top 10 priorities (see Public Meetings section  
3066 above) that have emerged from the ongoing community conversations and the second online  
3067 survey. At that meeting, it was confirmed that the top 10 were still relevant and important goals  
3068 for the community and the County to work together on achieving.  
3069

3070 On September 30, 2021, the Community Voices Project hosted a second virtual community  
3071 meeting to announce the release of the public review draft of the Subarea Plan. The focus of the  
3072 meeting was on the structure of the subarea plan and how the ways that people could provide  
3073 comments to the County. About 25 community members participated in the discussion. The



3074 discussion also included a review of the top 10 priorities that had been described earlier to  
3075 confirm if these priorities were still accurate.

3076  
3077 On October 26, 2021, a third Community Voices Project meeting was hosted online. At this  
3078 meeting, Urban Family invited urban planning experts from Schemata Workshop to help the  
3079 community discuss and understand the Subarea Plan and its potential implications on future  
3080 development in the neighborhood. About 24 community members participated in the discussion.

3081  
3082 In addition to hosting several meetings with the community, the Skyway Community Voices  
3083 Project also pursued social media and email marketing campaigns to publicize the Subarea  
3084 Plan processes and encourage participation. Through these efforts, over 3,000 people were  
3085 reached via social media and over 1,800 people were reached with email messages.

3086  
3087 The Skyway Community Voices project also engaged directly with 18 local businesses in  
3088 Skyway-West Hill and participated in food and resource distribution events at 10 apartment  
3089 communities in Skyway-West Hill.

3090

### 3091 **Public Review Draft**

3092 On September 30, 2021, the Public Review of the Skyway-West Hill Subarea Plan and the  
3093 associated Land Use and Zoning Map Amendments were released for public review and  
3094 comment. The comment period was originally scheduled to last 4 weeks and end on October  
3095 28, 2021. The deadline for comments was extended twice based on community requests and  
3096 ultimately closed on December 19, 2021.

3097  
3098 The County posted a copy of the draft Subarea Plan and Land Use and Zoning Map  
3099 Amendments on their website and advised people that they could provide comments by sending  
3100 an email, written letter, or calling by phone. The County also published a multi-part public review  
3101 draft online survey that summarized the chapters of the Subarea Plan and provided space for  
3102 participants to react to and comment on the narrative and policies in the plan. More detail on the  
3103 result of the online survey can be found below.

3104

3105 On the evening of September 30, 2022, the Skyway Community Voices project hosted a virtual  
3106 community meeting to kick off the comment period and explain some of the ways to comment  
3107 on the Plan. The meeting was publicized through email notifications sent to Skyway  
3108 stakeholders and attended by about 20 community members and several County staff. At the  
3109 meeting the audience asked for additional resources to explain what was in the plan, if the  
3110 language could be simplified, and for additional resources for gathering feedback, such as  
3111 language assistance for non-English community members. They also asked if more time could  
3112 be provided for comment because of the breadth of the materials to be reviewed.

3113

3114 On October 25, 2021, the Skyway Community Voices project hosted a second virtual meeting in  
3115 partnership with the Skyway Coalition and some of its member organizations. The meeting was  
3116 publicized with flyers distributed in English, Spanish, and Arabic by Urban Family and their  
3117 partners at the Skyway Coalition. The meeting was attended by about 15 community members,  
3118 along with 2 urban design professionals who had been working with the community on the  
3119 Skyway Resource Center. Many topics were discussed but a good portion of the time was spent  
3120 in dialogue about the proposed land use and zoning map amendments. People expressed  
3121 confusion about the pros and cons of the proposed unincorporated activity center designation.  
3122 There was also a discussion of the proposed microenterprise special district overlay. The



3123 audience also asked for additional information regarding the existing P-suffix development  
3124 conditions and special district overlays that apply in Skyway-West Hill.  
3125

3126 *PUBLIC REVIEW DRAFT ONLINE SURVEY*

3127 At the beginning of the comment period on the public review draft, the County published a multi-  
3128 part survey online that was arranged in the same order and presented summaries of each of the  
3129 subarea plan chapters. The online survey tool allowed for translation into multiple languages  
3130 directly in the platform. In each chapter of the survey, the participant could understand what was  
3131 in the draft subarea plan and read the text of each of the proposed policies statements for that  
3132 chapter. At the end of each chapter, there was space provide where a person could provide  
3133 open-ended comments. If the participant wished, they could also make their comments visible to  
3134 other participants, and those public comments could be “liked” by others.  
3135

3136 A total of 86 people participated in the online survey. There were a total of 2,273 responses to  
3137 the 58 individual survey questions across the subarea plan survey chapters, and total of 123  
3138 written comments were received through the survey. The survey included a question that asked  
3139 what neighborhood the participant called home. Nearly 43% of participants said they identify  
3140 with Skyway, Campbell Hill, or Skycrest; while about 37% said they come from Bryn Mawr,  
3141 Lakeridge, or Hill Top.  
3142

3143 In addition to the online survey itself, the platform also allowed additional information to be  
3144 shared. During the course of the comment period, the County posted the following supplemental  
3145 materials to aid with the review and comment on the plan:

- 3146 • Plain language explanation of key terms in the plan
- 3147 • A listing and summary of Skyway-West Hill P-suffix and Special District Overlay  
3148 Development Conditions
- 3149 • A Subarea Plan Reader’s Guide – translated into Spanish, Somali, and Vietnamese
- 3150 • A slide show showing Residential and Commercial Development Examples in each of  
3151 the King County Zoning Code classifications
- 3152 • One-page flyers explaining what the Subarea Plan is and how to comment – translated  
3153 to Spanish, Somali, and Vietnamese  
3154

3155 When the comment period closed on December 19, 2021, the survey page was closed to new  
3156 responses and comments, but the website continued to be viewable, along with the result of the  
3157 survey. Of the 41 proposed policies, the feedback received either supported or strongly  
3158 supported nearly all of them. The 2 policies that received a lack of support were around  
3159 maintaining the land use patterns in the residential neighborhoods and the policy aimed at  
3160 limiting proliferation of marijuana retail establishments. Other policies that received mixed  
3161 support had to do with providing affordable housing and incentivizing affordability in new  
3162 housing developments.  
3163

3164 *PUBLIC REVIEW DRAFT OUTREACH*

3165 During the comment period and in addition to the online survey, the County and its partners  
3166 used multiple other avenues to increase awareness of the Subarea Plan process and  
3167 encourage community members to participate.

- 3168 • Hard copies of plan and map amendments were placed at the Skyway Library, and the  
3169 library's staff sent an email to their mailing list letting people know it was available.
- 3170 • Subarea planning staff participated in the West Hill Community Association's board  
3171 meeting on October 13, 2021, and their quarterly meeting on October 19, 2021. The  
3172 quarterly meeting was broadcast live on Facebook and recorded for reviewing on their  
3173 website.
- 3174 • The Subarea Plan was explained at a virtual community meeting discussing the Skyway-  
3175 West Hill and North Highline Anti-displacement Report on October 15, 2021.
- 3176 • Flyers were created and disseminated through the Renton School District's Peachjar  
3177 flyer dissemination portal on October 18, 2021. The target schools included Campbell  
3178 Hill Elementary, Lakeridge Elementary, Bryn Mawr Elementary, Dimmitt Middle School,  
3179 and Albert Talley High School.
- 3180 • The Subarea Plan process was mentioned in the October, November, and December  
3181 2021 issues of the King County Local Service Unincorporated Areas News.
- 3182 • Subarea planning staff participated in Skyway Leadership Meetings hosted by the King  
3183 County Councilmember representing District 2 – Councilmember Zahilay on October 29,  
3184 and November 19, 2021.
- 3185 • The Department of Local Service sent email reminders to a Subarea Plan email mailing  
3186 list on September 30, October 4 and 26, November 12 and 19, and December 6 and 14,  
3187 2021.
- 3188 • On November 19, and December 16 and 17, 2021, the Skyway Community Voices  
3189 project sent email announcements to their mailing list in Skyway-West Hill.
- 3190 • On December 7, 2021, the Skyway Coalition sent an email announcement to their  
3191 mailing list to encourage participation.
- 3192 • On November 29, and December 18, 2021, the Renton Innovation Zone Partnership  
3193 sent emails to their subscribers.
- 3194 • On December 15, 2021, the Department of Community and Human Services sent an  
3195 email announcement to all of the community members who had participated in the  
3196 Skyway-West Hill and North Highline Anti-displacement Strategy Report Workshop  
3197 Series.
- 3198 • The week of November 22, 2021, a direct mail announcement was sent to all of the  
3199 mailing addresses in Skyway-West Hill. The announcement encouraged people to visit  
3200 the online survey and included information about the proposed inclusionary housing  
3201 ordinance being considered at the same time.  
3202

3203 *PUBLIC REVIEW DRAFT MAJOR THEMES*

3204 In addition to the comments gathered through the online survey of the public review draft, the  
3205 County also received 14 written comments by email. Some of the major themes or topics that  
3206 were highlighted during the public, both through the online survey and the written comments,  
3207 include the following:

- 3208 • Skyway-West Hill Community Center – The community continues to need a public  
3209 gathering space where a variety of community programs and events can be located.

- 3210 • Affordable Housing and Displacement – The County should strengthen measures to  
3211 ensure affordable housing, carefully consider potential displacement risks when  
3212 considering upzones, and not remove any affordable housing requirements without new  
3213 requirements in place.
- 3214 • Economic Development – Revitalization of the Skyway Business District should be a  
3215 priority for the economic enrichment of Skyway’s businesses. Any work on developing a  
3216 Skyway Business District should be community-driven and county-supported.
- 3217 • Active Transportation, Sidewalks, and Streetlights – Building out an active transportation  
3218 network in Skyway-West Hill will have long-term benefits for Skyway’s residents by  
3219 connecting them with neighborhood destinations, supporting healthy lifestyles, and foster  
3220 the strong sense of community that residents already feel.
- 3221 • Residential Density and Growth – People are generally supportive of growth and  
3222 increased density in and around the proposed unincorporated activity center especially if  
3223 paired with affordable housing requirements and provision of other community amenities  
3224 such as interconnected public spaces.
- 3225 • Green Space and the Environment – Skyway Park is a community asset, but it is not  
3226 equitably accessible to all residents, so there is a desire to see more parks and green  
3227 spaces throughout the neighborhood.
- 3228