



King County

**Skyway-West Hill
Community Service Area Subarea Plan**

Preliminary Outline & Content

- A. Welcome Letter (signed by Councilmember Gossett and Executive Constantine) – **1 pg.**
- B. Executive Summary (highlights of key elements in the Plan) – **2 pgs.**
- C. CSA Subarea Planning Framework – **2-4 pgs.**
 - 1. Subarea Planning in Unincorporated King County (GMA, general overview)
 - 2. CSA Subarea Plan Purpose, Structure and Core Concepts
 - a. Highlight key elements of Subarea Planning restructure ordinance, including land use focus, limited new policies, and definition of “Subarea Plan” in K.C.C. 20.08
 - b. CSA Subarea Plan authority and relationship to other County plans
 - c. Description of CSA Subarea plans as components of King County Comprehensive Plan (KCCP), including required consistency and KCCP guidance for CSA Subarea Plans
 - 3. Potential Annexation Areas (PAA)
 - a. Background and historical perspective; overview of King County PAAs, including definition, geographies, Countywide Planning Policies, and relationship to CSA Subarea Plans
 - b. Legal and policy framework; describe Skyway-West Hill as part of City of Renton’s PAA, including map and highlights of 2012 annexation vote,
- D. Community & Plan Background – **4-6 pgs.**
 - 1. Demographics
 - a. U.S. Census tracts map for unincorporated Skyway-West Hill
 - b. Growth trends (historical and current)
 - c. Population (median ages, gender distribution, etc.)
 - d. Housing (values, type, ownership vs. rental)
 - e. Race/ethnicity
 - f. Employment/income
 - g. Education levels
 - 2. Prior Community Planning (timeline and narrative descriptions of prior plans)
 - 3. Summary of King County functional and long-range plans applicable in Skyway-West Hill, including major outcomes and accomplishments and existing and planned programmatic work and capital projects (based on adopted King County department functional plans, ongoing programs, and Capital Improvement Plans)
 - 4. Overview of existing development conditions
 - a. Geography & topography (e.g. shoreline, slopes)
 - b. Domestic Water Supply

1. Skyway Water & Sewer District service area
 2. Other water purveyors in CSA (King County Water District #125, City of Seattle, City of Renton)
 3. Private and group drinking water supplies
 4. Map of water service areas
 - c. Wastewater
 1. Skyway Water & Sewer District service area
 2. Private On-site Sewage Systems
 3. Map of sewer service areas
 - d. Transportation
 1. Roads (e.g. street classifications, DOT & WSDOT jurisdiction)
 2. Non-motorized transportation (e.g. sidewalks, trails, bicycle)
 3. Transit services (e.g. bus routes)
 4. Map of road network and transit services
- E. Plan Process & Community Engagement – **2-3 pgs.**
1. Highlights and dominant themes of community engagement conducted during CSA Subarea Plan development (e.g. Skyway Parade & Block Party, West Hill Community Association meetings, community forums)
 2. Background: summary of public participation activities and survey results for the SWAP (2012-2015)
- F. Vision Statement & Land Use Guiding Principles (*sourced from 1994 West Hill Community Plan and proposed 2015 SWAP*) – **1-2 pgs.**
1. Vision
 2. Land Use Guiding Principles
- G. Land Use – **10+ pgs.**
1. Context, Opportunities and Challenges (“big picture” narrative and statistical overview of land use topics in Skyway-West Hill)
 2. Land Use and Zoning Categories
 - a. Description and analysis of all land use categories and zoning classifications in Skyway-West Hill
 - b. 2019 land use and zoning maps
 - c. Highlight intent and key features of Special District Overlays and P-suffix conditions in area
 3. Residential Neighborhood Identity, Image, & Character
 - a. Existing conditions (e.g. residential density map, average house size and type)
 - b. Future conditions
 4. Urban Greenspace & Public Scenic Viewpoints
 - a. Existing conditions
 - b. Future conditions
 - c. Map of existing public greenspace and public scenic viewpoint protection buffer areas
 5. Skyway Business District
 - a. Existing conditions
 - b. Future conditions
 - c. Renton Avenue walkshed map (1/4-mile buffer)
 6. Martin Luther King Jr. Way (SR-900) Business District
 - a. Existing conditions

- b. Future conditions
- 7. Rainier Avenue Business District
 - a. Existing conditions
 - b. Future conditions

H. Implementation - **2-3 pgs.**

1. Process and key terms (description of budget, policy, action, priority, and responsible party)
2. Matrix identifying community priorities within the context of the County budget

Appendix A: Potential Land Use Map, P-Suffix Development Condition and Special District Overlay Amendments

Appendix B: CSA Subarea Plan Concepts with Potential Countywide Implications

Appendix C: 2018 Community Survey Results (summary)