

I. Executive Summary

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

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

Plan Concepts

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

Top Priorities for Healthy Connected Neighborhoods

Connecting People to place

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

Community Ownership & Pride

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

Community Services and Resources

1. Establish a space open to the community where service providers can conduct programs geared toward activities to benefit youth, seniors and/or other targeted populations.
2. Create a Farmer's Market with a gathering place that simulates health and local economy.
3. Establish sports leagues for all age ranges of Skyway-West Hill residents.

Public safety

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

Top Priorities for Smart, Sustainable Growth

Residential Land Use and Density

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

Commercial, Industrial and Recreational Land Use and Density

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

Infrastructure

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

Top Priorities for Thriving Educated Youth and Community

Education and Employment

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

Public Safety

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

Activities for Youth

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

Top Priorities for Economic Prosperity and Affordable Housing

Improvements To Skyway West Hill Business District

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

Business District Access

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

Business District Revitalization

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

Housing Creation

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

Housing Resources

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

Top Priorities for Culture Art and Innovation

Culture

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

Art

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

Culture

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

Other Community Issues Being Talked About

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

Implementation

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

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

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Art

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

1. *Create a studio for musicians to record and perform.*
2. *Form art, dance and theater groups.*
3. *Promote and Develop neighborhood art lofts to attract additional creative people to the community.*
4. *Fund multi-generational community art projects throughout the year.*
5. *Honor the legacy and future of the community through murals, statues and mosaics.*

Innovation

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

1. *Turn an empty building into a business incubator where new entrepreneurs share expenses and support each other.*
2. *Initiate a 'shop local' campaign and create a place for home-based businesses to visibly market their products or services.*
3. *Place kiosks or LED signs at critical intersections throughout West Hill to announce community events in multiple languages.*
4. *Establish Urban Farms and expand P-Patch gardens for use by local residents.*
5. *Establish a tool library, where residents can borrow tools and take classes to learn how to fix things.*