

COMMUNITY IMAGE AND IDENTITY

PURPOSE

The Community Image and Identity element establishes a framework that celebrates our history, builds upon our diversity, and fosters civic engagement, while accommodating growth in a way that furthers the community’s vision. The goals and policies of this element are intended to enhance the overall Community Image and Identity to which every element of the Plan contributes in some degree. The citizens of Tukwila in numerous public meetings have expressed a strong interest in strengthening this identity and image, through from the original and both Vision Tukwila and Tukwila Tomorrow processes in the 1990s to and the recent strategic planning process and Community Conversations have concerned themselves. The strategic planning process culminated in the approval by the City Council of the City of Tukwila Strategic Plan 2012 (Strategic Plan). These The following goals and policy recommendations in this chapter reflect this interest in concern with promoting a positive community character and identity. They are based on the image of the community as seen not only by the citizens of Tukwila, but also by visitors and those who come here to work. With little available vacant land other than the Tukwila South subarea, much of Tukwila’s future residential population growth will occur in mixed use commercial areas. Ensuring that these

Comment [RF1]: “Identity” added to emphasize how Tukwila is experienced and perceived both from within the community and outside the community.

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1 City of Tukwila Comprehensive Plan – Community Image Element

increasingly dense areas are vibrant, attractive places to put down roots is key to achieving Citywide goals. As Tukwila transitions from being a suburban community to a more urban place, the importance of well-designed commercial and multifamily spaces is recognized. The value of preserving and celebrating the area's diverse cultural and historical heritage is also broadly appreciated.

The existing dominant and positive aspects of the community's overall image and of its residential areas should be preserved, but they are threatened by development. These goals and policies provide guidelines for a balance between the need to retain these existing qualities and to further the improvement and development of the City. They provide clear directions for future developments and changes in the physical environment, preserve the positive and often intangible characteristics of the community, and serve as a basis of support for decisions regarding specific regulations and improvements associated with both public and private development. In addition, and most importantly, they provide direction for funding and budgetary actions such as the City's Capital Improvement Plan (CIP).

A central feature of this element is an open space network of visual and/or physical links between recreation and other significant community facilities. The visual links are bands of preserved vegetation demarcating important physical features of the Tukwila environment such as the valley walls, river and important transportation corridors. The physical links are the physical connections available to the public for accessing and enjoying the amenities of the City.

Comment [P2]: Vegetation preservation is discussed in the Natural Environment element updated and approved by the Council in 2013. Open space is addressed in the new Parks, Recreation and Open Space element.

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ISSUES

Comment [CL3]: Subsections have been added under "Issues" to provide a brief narrative to support the goals and policies that follow later in the chapter.

Tukwila is an economically and geographically unique community. It has a large proportion and expanse of commercial and industrial development activity compared to the amount of residential development. It is divided into distinct areas by freeways and crisscrossing arterials, with the Green/Duwamish/Green River winding throughout the entire its length of the City. The hillsides and valleys in the area further contribute to dividingsplit the City into numerous, almost disconnected segments. Local streets and major arterials interweave in a fashion that does do not follow a predictable grid pattern, contributing confusion as to where parts of the City actually are within the landscape.

Relatively Hlarge structures containing industrial and commercial developments, together with associated parking, tend to dominate the City's image a landscape as perceived when seen from freeways and major arterials. This persists as the overall image of the City despite the fact that the community's has many areas of quiet residential streets and abundant vegetation. This geology also contributes to a sense of fracture between neighborhoods resulting in the challenge of developing solutions that serve all the residents.

The topography of the community is another unique characteristic. Spectacular views of Mount Rainier, the Cascade Mountains, and even the Seattle skyline are available From from many hillsides around the City, spectacular views of Mount Rainier, the Cascade Mountains, and even the Seattle skyline are available. In addition, numerous streets run along the hillsides and afford sweeping vistas of land and greenery. And finally, the Green/Duwamish/Green River and Tukwila Pond offers a unique natural amenitiesy whose

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potential as a prominent and dramatic elements of the community image has yet to be fully realized.

Historic Preservation and Cultural Awareness

While Tukwila has a rich history that has involved farming, rail transportation, and the ~~evolution of industry, especially aircraft development of the aircraft industry~~, there are few visible indications of its earlier days. With the exception of the Museum of Flight, the Duwamish Hill Preserve and ~~the some~~ interpretive markers along the Green/Duwamish/Green River, there are no explanations or celebrations of the major features of the community's heritage, such as the Interurban rail line. Only a few places are given any degree of commemoration with respect to their role in the growth of Tukwila.

Due to Tukwila's location on the Green/Duwamish River, the area has been home to many Native American settlements, and played an important role in local Native American history and culture. Development along certain portions of the river has exposed artifacts from the days when Native Americans travelled the river and camped along its banks. These artifacts require protection from future development, and improved interpretation so that the public can appreciate their origin and significance.

Cultural Diversity

Tukwila's demographics have changed significantly in the 20 years since the original Comprehensive Plan was adopted. Similar to changes seen throughout all South King County, Tukwila has become home to a diverse mix of people from many backgrounds and countries. Our challenge is to create a community where residents, including the long-term and the recently-arrived, with varied

Comment [CL4]: Discussion in this section adapted from the Strategic Plan narrative.

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backgrounds, traditions, languages and countries of origin, feel connected and committed to each other, their neighborhoods, their community groups and organizations, and to the City as a whole.

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Many people feel involved in their own piece of Tukwila, be it a block, a neighborhood, a business park or a particular linguistic, cultural or interest group. Throughout the development of the City's five to ten year Strategic Plan (2012), there was a clearly expressed desire to increase a shared sense of belonging and involvement in Tukwila as a whole. This desire will be carried forward in the Comprehensive Plan through goals and policies which promote robust outreach on Comprehensive Plan activity and other City actions to the entire community. This outreach includes not only working with groups and individuals who have been involved in land use issues in the past, but reaching out to individuals and groups whose ideas have not traditionally been heard. "Community Conversation" meetings were held to hear about issues important to the many different cultural communities in Tukwila. This engagement involved talking with immigrant community members through interpreters to identify the issues most important to them and to ensure that diverse views were represented. The City will continue to explore ways to engage all citizens in its planning efforts.

City Boundaries

Comment [P5]: This section moved from Annexation Element as that element may be eliminated by 2015.

There is little sense of entering or leaving either the community as a whole or individual neighborhoods, largely because in many areas the City limits are irregular or do not coincide with natural boundaries have expanded so dramatically in recent years. ~~Now that major boundary changes have essentially come to an end, there is an opportunity to make Tukwila's size and expanse will be more~~

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evident in people's minds. Providing identifiable boundaries becomes feasible.

In addition, Tukwila's growth through petitioned annexations has created certain boundary anomalies:

- **City of Seattle:** The border configuration between Tukwila and Seattle in the King County Airport area, in which the boundary crosses Interstate 5 more than once and splits certain industrial properties, creates a number of jurisdictional issues, including police response.
- **City of SeaTac:** On the southwest, the boundary between Tukwila and SeaTac crosses Interstate 5 and other streets in several places, creating difficulties for the reasonable provision of services.

With major expansion largely ended, there is an opportunity to make Tukwila's size and extent more visible by providing identifiable boundary markers.

Commercial Development and Urban Design

Four strategies from the City's Strategic Plan were identified that could be used to develop a community of inviting neighborhoods and vibrant business districts. During the strategic planning process and the Community Conversations that informed the Comprehensive Plan Update, the City heard consistently that residents and businesses want a safe and visually attractive community. The design of residential and commercial development is key to accomplishing this goal. Visually attractive development occurs through the application of design criteria that are functional,

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attractive and safe. Safe and visually attractive communities are also achieved through the enforcement of existing standards.

City planning and investment in infrastructure promotes safe, attractive neighborhoods and business districts, and supports and enhances Tukwila’s position as a major shopping and employment center. Areas of focus include making the City more accessible for bicyclists and walkers, and engaging residents and businesses in establishing and maintaining community-based setting expectations for how Tukwila’s public and private spaces will look.

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Parks, Recreation and Open Space System

Comment [CL6]: The majority of this section has been deleted as open space is addressed in the new Parks, Recreation and Open Space Element of the Comprehensive Plan

A community’s identify is also drawn from the green spaces that make up a system of parks, recreation and open space. For the first time, the Comprehensive Plan addresses this important community feature in a separate Parks, Recreation and Open Space Element.- The State requires that all cities planning under the Growth Management Act identify “open space corridors” useful for recreation, wildlife habitat, trails, and connection of critical areas (or, as defined in Tukwila, sensitive areas). The word “corridors” tends to imply a passageway, whereas Tukwila recognizes that movement through the entire open space corridor is not necessary; therefore, the City chooses to identify an “open space network” that consists of public and privately owned lands.

A network of open space is a concept that comes from Tukwila's past land use planning, from the Tukwila Tomorrow process as well as from the State's Growth Management Act. The presence of a high quality natural system – interconnected and accessible for recreation, where appropriate – is part of the overall quality of life

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goal for the City of Tukwila and is a county-wide goal for all urban areas within Puget Sound.

Identification of lands as part of the open space network does not restrict the use of the land to public recreation. Identification means that these lands have value to the network. Private use would preserve that value whether it's a sensitive area (critical area as defined by the State) has an identified public access function, or has a significant vegetative/topographic function. In addition, land identified within the network shall have first priority for future public purchase of lands for recreation/open space.

The following goals and policies address the opportunities and challenges presented by this unusual urban setting. They focus on:

- Overall community image
- Residential areas
- Transportation corridors such as Pacific Highway and Interurban Avenue
- Tukwila Urban Center
- Commercial districts
- Open space network

Healthy Living

The urban form – including the infrastructure and built environment – affects the health of residents and workers, as well as the community identity overall. The proximity of trails, sidewalks for safe walking, transit connections to reduce the use of single occupant vehicles that contribute to air pollution, the availability of recreation

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Comment [RF7]: Addressing this topic was requested by the Tukwila City Council during the 2013 Comp Plan review and identified as important in the Community Conversations. This section is also added to reflect the focus on healthy living and food access that is expressed in Puget Sound Regional Council's Vision 2040/Multi-County Planning policies and the King County Planning Policies.

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programs and access to healthy and affordable food choices all contribute to the health of a community.

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The importance of providing healthy living choices is reflected throughout the Comprehensive Plan especially in this element, as well as in the Parks, Recreation and Open Space-, Economic Development and Transportation elements.

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The City hosted Community Conversations to identify issues as part of the update to the Comprehensive Plan, and Comomunity Conversation outreach meetings when developing the 2012 Strategic Plan. As part of these efforts, community members consistently expressed their desire for better access to recreational opportunities, safer routes to schools for children, and better access to affordable, good quality food, including fresh fruits and vegetables.

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Seeking to expand access to healthy food and provide job training opportunities, the City has provided use of the Tukwila Community Center's facilities by Project Feast, an organization that empowers immigrants by equipping them with hands-on vocational training to gain their footing in the food industry. The organization also connects trainees to opportunities to make a living in the food industry and share their wealth of knowledge about their native country's food with the greater Seattle community. In the process, the participants become integrated into local communities and economies.

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The City is also exploring, in conjunction with the City of SeaTac, establishing a Food Innovation Network in this area. A Food Innovation Network is a governance structure that promotes increased food sector investment and employment opportunities. A food innovation district is a geographic concentration of food-oriented businesses, services and community activities that local governments support through planning and economic development

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initiatives in order to promote a positive business environment, spur regional food system development and increase access to local food. As the primary mechanism for establishing this type of program is economic development, further discussion and proposing goals and policies is deferred to the Economic Development element of the Comprehensive Plan.

Community Image

Tukwila’s image as perceived within the community and region, and portrayed by the media is often at odds with its many positive attributes. The City faces challenges in shifting negative perceptions about public safety and crime to create and communicate an image that better reflects reality, engages residents and attracts visitors and businesses.

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Comment [RF8]: Strategic Plan issue

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GOALS AND POLICIES

Overall Community Identity

Goal 1.1 A community where residents stay because they feel a strong emotional attachment, including:

- Opportunities for interaction with neighbors and public servants
- An image consistent with neighborhood identity, pride and long-term residency

Comment [CL9]: This goal proposed for elimination in favor of a more concise goal from the Strategic Plan, which follows below.

Goal 1.1 A community of inviting neighborhoods and vibrant business districts.

Comment [RF10]: Goal from Strategic Plan

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Policies

1.1.1 ~~Ensure that the community’s “small town” characteristics, physically evident throughout the City, are reinforced in new development and redevelopment.~~

Comment [CL11]: Tukwila is becoming more of an urban area and less of a small suburban enclave. The new Urban Center plan will focus development, including residential in the urban core. Tukwila Valley South will also include residential development. Staff needs direction from the Planning Commission on whether Tukwila has a small town feel, and if so, how is it physically characterized and should there be a policy that addresses this?

1.1.2 Encourage the creation of locations and facilities ~~wherethat~~ residents of all ages can gather for activities and events, such as parades and festivals ~~appreciate collectively.~~

1.1.3 ~~Find ways to s~~Strengthen the image and character of Tukwila’s separate and distinct areas and neighborhoods.

~~1.1.4 Capitalize on the potential that public projects have for serving as symbols of the community, and for expressing the identity and special character of the area where they are located.~~

IMPLEMENTATION STRATEGIES

- ~~Neighborhood focal points~~
- ~~Public spaces~~
- ~~Design guidelines~~

Comment [CL12]: Implementation Strategies now are grouped at the end of each subsection.

~~1.1.x Use opportunities for promoting community identity through design of street space~~

1.1.54 Regulate the location and operation of adult entertainment establishments.

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IMPLEMENTATION STRATEGIES

- ~~Design standards and guidelines~~
- ~~Regulate proximity to churches, schools, libraries, parks, playgrounds, daycare facilities, and community centers~~
- ~~Land use zoning~~
- ~~Permitting and operations regulations~~

1.1.6 Expand the system of incentives, tools and supports that encourage investment in and maintenance of private and public spaces.

Comment [CL13]: These two new policies, 1.1.6 and 1.1.7, are adapted from the Strategic Plan (2012).

1.1.7 Focus City planning and investments on creating a connected, dynamic urban environment.

Implementation Strategies

- Foster public life throughout the City by providing neighborhood focal points and open spaces that are well-integrated into the neighborhoods they serve.
- Create and enhance public spaces for community use.
- ~~Design guidelines~~
- Develop and use residential and commercial design standards and guidelines that respond to local climate conditions, emphasize conservation, and draw on the region's cultural heritage.
- Continue to implement the "Walk and Roll" Plan.
- Support and advance enforcement of existing codes and regulations. Code enforcement

Comment [RF14]: Duplicates strategy below

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- ~~Design and install signs that identify residential neighborhoods by name. Provide residential neighborhoods with a simple, attractive sign that highlights its name,~~

Comment [RF15]: Former Policy 1.3.3, rewritten and converted to an implementation strategy.

- ~~Regulate proximity to churches, schools, libraries, parks, playgrounds, daycare facilities, and community centers~~
- ~~Land use zoning~~
- ~~Permitting and operations regulations.~~

Goal 1.2 Tukwila has a positive community identity and image.

Comment [RF16]: Strategic Plan Goal 5

Policies

1.2.1 Take a proactive role in generating positive media coverage of the community.

Comment [CL17]: New policies 1.2.1-1.2.3 to support new goal 1.2 on positive community identity and image.

1.2.2 Implement a long-term and consistent effort to shift negative perceptions of crime and public safety in Tukwila.

1.2.3 Promote Tukwila's international diversity as a strength.

Implementation Strategies

- Utilize the City's Communications Division to develop a strategy to promote Tukwila's amenities, cultural dynamism and central geographic location.
- Establish a graphics standard and unified look for City documents and communications.
- Develop common themes that recognize and promote Tukwila's many positive attributes.

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Historic Preservation and Cultural Awareness

Goal 1.2.3 A heritage conserved and interpreted so that Tukwila's citizens can be aware of recognize connections with the past and celebrate the diverse cultures represented in the community.

Comment [CL18]: Existing Goal 1.2, revised.

Policies

~~1.2.1 Identify sites and structures of historic importance.~~

Comment [P19]: Delete in favor of the more specific policy 8.3.9 from the Transportation Corridors element, which follows.

~~1.3.1 Preserve or commemorate the structures Identify and protect historically significant properties, structures and sites remaining from the turn of the century, in either their present or a nearby location, as determined in a city-wide survey and designation process.~~

Comment [CL20]: Formerly Policy 8.3.9 from Transportation Corridors chapter of 1995 Comprehensive Plan.

~~1.2.2 Install interpretive markers that describe the importance of buildings, sites, events, or persons.~~

Comment [P21]: Delete in favor of the more specific policy 8.3.8 from the Transportation Corridors element below.

~~1.3.2 Provide prominent public art and interpretive markers at highly visible locations, explaining the history of the Interurban Trolley, the Green/Duwamish River, and Duwamish Hill Preserve and other important buildings, sites, events, or persons.aspects of the area.~~

Comment [P22]: Policy 8.3.8, moved from Transportation Corridors element and revised.

1.32.3 Establish a process for providing incentives and designating certain structures as landmarks.

1.32.4 Include consideration of features that reflect characteristics of Tukwila's history and cultural diversity in the design review of commercial, public, and multiple-family buildings.

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1.32.5 Develop and implement plans, projects, and programs to protect and promote the historical legacy of the Green River Valley and its natural and built environment.

Cultural Diversity

Comment [RF23]: Recognizes and incorporates Strategic Plan priorities

Policy 1.3.6 Encourage and support communities in celebrating, preserving and transmitting their traditions through cultural and heritage activities, and education.

Policy 1.3.7 Develop programs and City-wide events to celebrate the City's cultural diversity.

Comment [RF24]: Strategic Plan Goal 5 B.2

Policy 1.3.8 Enhance linkages with the Tukwila School District to recognize and support the strengths of Tukwila's multi-lingual student body.

Implementation Strategies

- Contract with King County Landmarks Board for historic preservation services.
- Develop and implement a ~~Landmark designation~~ historic resources designation procedure and program to ensure that these sites continue to be part of the community.
- ~~Seek c~~ Seek Certified Local Government status for historic preservation to secure funding and technical assistance for historic preservation.
- Develop incentives, such as fee waivers or code flexibility, to encourage preservation of historic resources, including those that are currently known and those that have yet to be identified.
- ~~Commemorative sign program~~

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- ~~Design guidelines~~
- ~~A local historic preservation program~~
- Increase awareness of the community's heritage by promoting cultural preservation programs and/or educational activities. Educational programs and interpretive facilities
- ~~Funding resources to develop programs and facilities~~
- Develop pPublic art and markers that incorporates local historical references, events and individuals. and is representative of the City's diverse communities
- Promote partnerships between the City and community cultural heritage groups, such as the Tukwila Historical Society.
- Encourage both public and private stewardship of historic sites and structures.
- Recognize Tukwila's heritage by naming or renaming parks, streets or other public places with their original names or after major figures and events.
- Continue the use of Community Connectors, or some other appropriate mechanism to provide outreach to the City's culturally diverse communities on a regular basis.
- Expand the linguistic and cultural competencies of City staff through training and hiring.
- Continue and enhance the relationship with the Tukwila School District through classroom visits and partnerships, internships, scholarship program.

Comment [RF25]: Strategic Plan Goal 5.B.2

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Goal 4.61.4: ~~Protected~~ Paleontological and archaeological artifacts and sites with cultural and Native American significance are protected and preserved.

Comment [CL26]: This goal and its supporting policies have been moved from the Natural Environment chapter. Text has been modified from 1995 Comprehensive Plan Goal 4.6.

Policies

Comment [P27]: All the policies in this section are implemented through SEPA review and/or existing City, State and Federal regulations

1.4.1 ~~Inventory sites and adopt~~ Implement measures existing regulations to ensure that paleontological and archaeological materials and site details are preserved for posterity.

Comment [P28]: Modified from Policy 4.6.1

1.4.2 Ensure that the potential for the existence of paleontological and archaeological sites is considered during development of new construction projects.

Comment [P29]: Proposed new policy from the Tree and Environment Advisory Committee.

1.4.3 Identify and protect archaeological resources and culturally significant sites and develop interpretive information ~~about them to that~~ fosters public appreciation of historical traditions and practices.

Comment [P30]: Proposed new policy 1.4.3 from the Tree and Environment Advisory Committee.

City Boundaries

Comment [RF31]: Incorporates Strategic Plan priorities

Goal 1.53 Logical and identifiable boundaries for Tukwila so that residents, workers, and visitors know they are entering the City.

Policies

1.53.1 ~~Maintain and, improve and expand~~ Develop a set of distinctive physical gateway features or gateways to be located at freeway off-ramps and at City limit lines where they cross major arterial streets; use graphics, orientation maps, informational signage, lighting, specimen trees, plantings with seasonal color, artwork, monument forms, or combinations thereof.

Comment [P32]: Policy revised to recognize that gateway features have been installed in many areas of the City.

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~~1.3.2~~ Locate identification such as signage with landscaping at City limits where they cross minor arterial streets.

Comment [P33]: This has been completed.

~~1.3.3~~ Provide residential neighborhoods within the City with a simple but attractive sign that highlights its name, after City-wide gateways have been identified.

Comment [RF34]: This policy is more of an implementation strategy. It has been moved to the "Overall Community Image" Implementation Strategy section.

~~1.3.4~~ Work with the Washington Department of Transportation to develop a planting plan distinctive to Tukwila for the freeways and limited-access state routes.

Comment [CL35]: This policy has been revised and now is located in the Urban Forestry section of the Natural Environment Element, as Policy 4.13.8.

~~1.5.2~~ In accordance with the Countywide Planning Policies for King County and in the interest of providing effective public services, work Work with affected citizens, and property owners and the neighboring cities of SeaTac, Kent, ~~Renton,~~ and Seattle to develop interlocal agreements ~~providing for mutually agreeable processes to that~~ adjust border anomalies.

Comment [CL36]: Policy 6.1.4, moved from Annexation Element and revised as that element may be eliminated by 2015. Edited for clarity.

Implementation Strategies

~~■ Gateway design plan~~ Expand community markers at City boundaries, and at key points throughout the community, establishing a clear community signature.

Comment [RF37]: Strategic Plan 5.C.2

■ ~~Develop a consistent~~ City graphics protocol and program.

~~Goal 1.4~~ Vegetated hillsides and freeway corridors.

Comment [P38]: This issue has been moved to the Natural Environment element and addressed in Policies 4.13.1, 4.13.2, 4.13.8.

~~1.4.1~~ Require that new development along hillsides and bluffs retain substantial amounts of significant trees.

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1.4.2—Coordinate a planting program with the Washington Department of Transportation to introduce major trees along the freeway corridors within Washington State Department of Transportation right-of-ways.

Implementation Strategy

- Tree preservation regulations
- Highway corridor planting plan

Goal 1.5 A riverfront that is accessible, developed, and appreciated as a major amenity of the community and region.

Comment [P39]: Shoreline goals and policies have been addressed in the updated Shoreline Goals and policies to coordinate with the new Shoreline Master Program – see chapter 5 of the Comprehensive Plan, approved by the Department of Ecology in October, 2011.

Policies

1.5.1—Continue to develop the riverfront trail system and create “nodes” of public space for civic functions, art festivals, and seasonal events. Include, in some places, hard-surfaced areas with a more formal appearance, such as textured paving, lighting, seating, and pavilions. (Figure 1)

1.5.2—Install interpretive displays to inform the public of the river’s environmental role in the community and the region.

1.5.3—Commission representative art reflecting local history, wildlife, vegetation, or climate for the pedestrian spaces along the river.

1.5.4—Provide more convenient public access and connections to the river so that it becomes more integral to City life.

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Figure 1—Riverfront public space

1.5.5—Limit public access where there are issues of safety, security, or personal privacy or where there is a need to preserve wildlife habitat.

IMPLEMENTATION STRATEGY

- River access guidelines, with locations for interpretive displays and artwork

Residential Areas

Goal 1.6 Residential neighborhood physical features that are “small town” in character (Figure 2):

Comment [P40]: This goal and supporting policies have been moved to the Residential Neighborhoods element.

- Residential-scale streets, with on-street parking allowed (in addition to required off-street parking)
- Lawns, trees, and low-scale fences in front yards
- Garages located toward the rear or side of the lot
- Front porches and sidewalks that allow interaction between passing neighbors
- Shallower front yards consistent with the adjacent pattern of development

Comment [P41]: Front yards any shallower than the current standard would not accommodate a car parked in the driveway.

Policies

1.6.1—Revise standards to encourage the installation of porches and low-scale fences in the front yard and garages in the side or rear yards.

Comment [P42]: Porches can be closer to the street than the main house (18.10.060), fence height is limited along street frontages (18.50.070)

Figure 2—Residential neighborhood features

1.6.2—Maintain narrow street width standards and allowance for on-street parking.

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1.6.3— Require sidewalks for streets in new residential developments. Provide sidewalks for streets in existing residential developments.

Comment [P43]: Sidewalks are not required for existing lots or short plats of 4 or fewer lots.

1.6.4— Install trees along the right-of-way of major residential streets in accordance with guidelines regarding appropriate species, spacing, and planting methods.

1.6.5— Examine each neighborhood for the possibility of developing one or more public meeting places for celebrations, civic events, or passive recreation. Such spaces need not be large and could be associated with a public building, neighborhood store, or prominent intersection.

1.6.6— In new developments and redevelopments involving higher density multiple-family use, incorporate architectural and site design features reflecting desirable characteristics of nearby single-family areas.

Comment [P44]: This is included in the Multi-Family Design Guidelines

1.6.7— Allow accessory housing units, subject to design guidelines appropriate to the character of the principal house and the surrounding neighborhood to allow for a broader choice of housing for small households with modest incomes. (Figure 3)

Comment [P45]: Accessory units are permitted per 18.10.030 2, but design review is not required.

Figure 3— Accessory housing units

1.6.8— Encourage location of small stores within neighborhoods to provide daily access to goods and services.

Implementation Strategies

- Zoning standards

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- ~~Street design standards~~
- ~~Street tree program~~
- ~~Design standards and guidelines~~
- ~~Licensing requirements, requiring owner occupancy for one unit~~
- ~~Mixed use zoning~~

Comment [P46]: This is in the existing code but has proven to be very difficult to enforce

Commercial Areas

Goal 1.67 ~~Tukwila’s vibrant~~ ~~Commercial districts that~~ are visually attractive, ~~draw visitors, and~~ add value to the community ~~and encourage employees and customers to walk, bike and use transit, are visitor and pedestrian friendly, are designed with pride and constructed with quality workmanship, are secure and safe with adequate lighting and convenient access, are uncongested with smooth-flowing traffic patterns, are well-maintained with adequate streetscape landscaping, and are wholesome and in harmony with adjacent uses.~~

Policies

~~1.7.1~~ ~~Require design review for significant commercial development.~~

Comment [P47]: This policy is not needed, as design review is required for many commercial developments per TMC 18.60.

~~1.6.1~~ ~~Enhance~~~~Improve~~ the pedestrian environment with street improvements that include curbs, sidewalks or trails, and regularly spaced street ~~trees.~~

Comment [P48]: Policy 8.1.1, moved from Transportation Corridor element

Comment [CL49]: Changed “Improve” to “Enhance” since “improve is used again in the sentence.

~~8.1.2~~ ~~Provide pedestrian pathways between sidewalks and building entrances and between adjacent properties and buildings to ensure that parking lots are not a barrier to pedestrians within commercial areas.~~

Comment [P50]: Moved from Transportation Corridor element in 2013 update; proposed for deletion as this is addressed by policy 13.2.5.

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1.6.7.2 ~~Require sidewalks for all new construction and redevelopment. Develop streetscape design guidelines that support an urban built form and commercial districts with pedestrian oriented amenities.~~

Comment [CL51]: The original language of this policy is obsolete as it is implemented through Public Works adopted street standards. The new wording better reflects the goal for how the urban area looks.

1.6.38.5 As major new development or redevelopment occurs, require through-block pedestrian connections that follow adopted guidelines.

Comment [CL52]: Policies 1.6.3 and 1.6.4 are currently policies 1.8.5 and 1.8.8 and have been moved from the "Transportation Corridors" section of this chapter.

1.6.48.8 Encourage facilities and improvements that support transit use in new development, redevelopment, and street projects.

~~1.7.3 Require adequate parking and lighting.~~

Comment [P53]: This is required per TMC 18.56, 18.52.065

~~1.7.4 Require fencing and landscape buffers between commercial and residential uses.~~

Comment [P54]: This is required per TMC 18.52.020

Implementation Strategies

- Encourage "welcome signs" and information kiosks.
- ~~Design review guidelines~~
- Development standards that support all modes of travel.
- Develop Thoroughthrough-block pedestrian guidelines.

~~Transportation Corridors~~ Urban Design and Development

Goal 1.78 ~~Tukwila's retail areas are characterized by high quality urban design that accommodates a mix of compatible residential, commercial and light industrial uses. A more attractive form of commercial development along major streets in the community, in which buildings and plantings are prominent and oriented to pedestrians, transit and automobiles.~~

Comment [CL55]: The text of existing goal 1.8 has been completely revised.

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Policies

1.7.8.1 ~~Restructure~~ Maintain zoning ordinances ~~regulations that~~ allow mixed uses ~~along designated transportation corridors~~ in appropriate commercial districts.

Comment [P56]: This policy language revised to reflect that Tukwila's commercial districts currently allow a mix of uses.

IMPLEMENTATION STRATEGY

■ ~~Mixed use zoning~~

8.1.5 ~~Require mechanical equipment and trash and recycling containers to be incorporated into the overall design of sites and buildings and screened from view.~~

Comment [P57]: Moved from Transportation Corridors

Comment [CL58]: Deleted - this more of a design review guideline not policy.

1.7.2 ~~Encourage the development of corridor focal points, while ensuring higher-quality design.~~

Comment [CL59]: This policy is formerly Policy 8.1.8, moved from Transportation Corridors chapter of the 1995 Comprehensive Plan.

1.7.38.2 ~~Adopt~~ Use design guidelines to encourage compatible location and configuration of buildings, ~~and~~ parking, recreation areas and pedestrian facilities. (Figure 4)

Comment [CL60]: Policy language modified from existing text.

1.8.3 ~~Upgrade the streets that serve principal transport corridors with curbs, gutters, sidewalks, and tree plantings. Plant trees in accordance with a street tree plan and street improvements.~~

Comment [P61]: Duplicates policy above, which was moved from Transportation Corridors.

1.8.4 ~~Promote a gradual reduction in the number and size of commercial signs through the adoption of an amortization period for nonconforming signs.~~

Comment [P62]: This policy has been deleted as the sign code has been rewritten and provides mechanisms for removal of non-conforming signs.

1.7.48.6 ~~In new development and redevelopment,~~ incorporate substantial landscaping both along street frontages and within parking lots in new development and redevelopment

Comment [CL63]: Existing Policy 1.8.6, language modified.

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when the buildings are not brought up to the back of sidewalk.

~~1.7.58.7~~ ~~In new and redeveloped building facades, provide~~
Provide pedestrian weather protection, see-through glass,
and distinctive rooflines in new and redeveloped building
facades.

Comment [CL64]: Language modified from existing Policy 1.8.7. Existing Policy 1.8.7 also has been split into two policies.

~~1.7.6~~ ~~On minor facades adjacent to secondary streets or pedestrian~~
~~paths, Incorporate interesting and pedestrian-friendly~~
~~features~~ on minor facades adjacent to secondary streets or
pedestrian paths.

Comment [RF65]: Policy 1.8.7 split into two policies.

~~1.7.7~~ Encourage placemaking through creative use of signage, art
and high quality materials.

~~1.7.8~~ Require that sites have adequate lighting and are designed
using crime reduction principles to increase safety.

~~1.7.9~~ Seek opportunities to integrate public art into public
improvements.

Comment [CL66]: Policy 8.1.13, moved from Transportation Corridors

Implementation Strategies

- Use Crime Prevention through Environmental Design principles to deter criminal behavior.

Goal 1.8 Tukwila's parking standards are appropriate for each use
and provide flexibility for individual circumstances.

Comment [CL67]: This new goal and supporting policies provide Comprehensive Plan guidance and support for any needed revisions to the City's parking standards to reflect new research and thinking on "right sized parking".

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Policies

~~1.8.1~~ ~~1.8.1.3~~ ~~Develop~~ Maintain and periodically revise parking standards so that ~~they are~~ (1) are sufficient to meet typical daily demand, (2) reflect any significant shifts in transit usage ~~in the corridor~~, (3) encourage shared parking between mixed uses and sites, ~~and~~ (4) accommodate car-sharing opportunities; and (5) allow ~~includes~~ off-site parking when ~~impact to~~ adjacent uses are not affected.

Comment [P68]: Policy 8.1.3, moved from Transportation Corridors

~~1.8.2~~ ~~1.8.1.6~~ ~~Maintain and periodically revise~~ Set standards for bicycle parking.

Comment [P69]: Policy 8.1.6, moved from Transportation Corridors

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Healthy Living

Goal 1.9 A healthy community where active living and access to affordable, culturally-appropriate, and nutritious food is available to all.

Policies

1.9.1 Develop public, private and non-profit partnerships to support the goal of healthy eating and active living, including education and awareness.

1.9.2 Develop and implement a communication plan and Healthy Tukwila web site with information and links about healthy eating, active living and related topics – including strategies for reaching communities who do not speak English or use computers (e.g. translated written as well as verbal).

1.9.3 Provide healthy and culturally-appropriate (e.g. Halal, non-pork, vegetarian) food and beverages in City programs and facilities to promote healthy eating habits.

Goal 1.10. Food security, local food production and public health are promoted.

Policies

1.10.1 Explore incentives or regulatory changes to encourage location of healthy food purveyors in underserved areas.

Comment [RF70]: Addressing this topic was requested by the Tukwila City Council during the 2013 Comp Plan review and identified as important in the Community Conversations. This section is also added to reflect the focus on healthy living and food access that is expressed in Puget Sound Regional Council's Vision 2040/Multi-County Planning policies and the King County Planning Policies.

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1.10.2 Encourage locally-based food production, distribution, and choice through urban agriculture, community gardens, farmers markets and food access initiatives.

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1.10.3 Support the Tukwila Food Pantry and other organizations that help provide food assistance to low-income residents so that all families, seniors, schools and community -based organizations are able to access, purchase and increase intake of fresh fruits, vegetables, and other nutritious foods.

Implementation Strategies

- Explore establishing a Food Innovation Network in conjunction with other jurisdictions.
- Explore establishing a farmers market, **mobile produce truck** or other forum for the sale of fresh in-season produce.
- Promote farmers markets, farmstands, community supported agriculture drop off sites, community gardens, school gardens, home gardens, cottage food businesses and urban farms.
- Encourage farmers markets, farmstands and other non-storefront sellers of food to accept WIC/SNAP benefits and “Double Your Bucks” programs.
- Review regulations to ensure there are no barriers to urban agriculture, farmers markets and other food access mechanisms.
- Research issues related to food trucks and develop regulations as appropriate.

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Tukwila Urban Center

Comment [P71]: These duplicate the more detailed goals and policies in the Southcenter element

Goal 1.9 ~~An economically strong Tukwila Urban Center, with a distinct image and character, of bold architectural form that provides for an intensive mixture of uses along with access to transit, public amenities, and civic facilities.~~

Policy

~~1.9.1 The Tukwila Urban Center shall be developed as a high-intensity retail, commercial or light industrial area of regional significance, with mixed-use residential uses limited to areas adjacent to water amenities, i.e., Tukwila Pond, Green River and Minkler Pond.~~

Open Space Network

Comment [CL72]: Addressed in the new Parks, Recreation and Open Space Element.

Goal 1.10 ~~A network of lands, connected where possible with other such regional networks, that includes and connects Tukwila's recreational amenities, historical sites, water resources, and other natural resources and provides visually significant bands of vegetation that contrast with the built environment.~~

Policies

~~1.10.1 Map an open space network using lands that have the potential to provide the following functions:~~

- ~~— Active recreation facilities~~
- ~~— Passive recreation areas~~
- ~~— Nonmotorized transportation links between network lands~~
- ~~— Flood control functions and stormwater detention~~

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- Water quality enhancement, such as biofiltration
 - Community landmarks including public focus areas, such as the river, historic, archeological, and paleontological sites, and public access to these areas
 - A vegetation network that contrasts visually with the built environment and connects the community’s natural systems
 - Wildlife habitat.
- 1.10.2— Maintain and expand the open space network through acquisition, donation, and regulation.
- 1.10.3— Maximize revenue opportunities and seek matching funds from other sources for the purchase of open space lands identified for acquisition.
- 1.10.4— Include both an acquisition and development component in the Capital Improvement Plan.
- 1.10.5— Use the following criteria in selecting lands for public purchase or donation:
- Provides public access to or along the river, or a trail corridor or network connection elsewhere
 - When developed, can provide recreation for under-served neighborhoods
 - Identified on the open space network map
 - Private use is physically or economically infeasible owing to the application of sensitive area regulations.

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- ~~1.10.6—Work with property owners and encourage non-purchase options, including conservation easements, current use assessment, and development covenants. Accept donations of properties where public benefit is anticipated or planned.~~
- ~~1.10.7—Work with public agencies to incorporate public spaces as an important element of major public transportation, utilities, and facilities projects.~~
- ~~1.10.8—Design site planning and subdivision standards that offer flexibility and reflect the purpose of open space network areas.~~
- ~~1.10.9—Prevent the disposition of public lands when they contribute to the open space network. Develop vacation and review procedures with local public and private agencies.~~
- ~~1.10.10 Maintain and protect undeveloped rights-of-way within or adjacent to parks and the open space network.~~
- ~~1.10.11 Ensure that public use of open space network lands does not interfere with the private use of surrounding private property.~~
- ~~1.10.12 Develop and implement programs which identify Tukwila’s tree resources, establish priorities for protection and planting, and provide guidelines for perpetual maintenance, replacement and planting of trees.~~

~~Implementation Strategies~~

- ~~■ Parks and Open Space Plan~~

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- ~~Department of Ecology and Department of Natural Resources acquisition and development grants~~
- ~~Updated Tree protection and clearing regulations~~
- ~~Subdivision Code~~
- ~~Vacation procedures~~
- ~~Appropriate use of materials and site design~~
- ~~Landscaping standards for trees~~
- ~~Urban Forestry program~~
- ~~CBD Commercial Area Street Tree Programs~~
- ~~Pacific Highway South Street Tree Program~~
- ~~Technical staff available~~
- ~~Tree planting programs and grants~~

Park System

Goal 1.11 ~~A high quality and safe park system that meets the needs of all its community members~~

Policies

1.11.1 ~~Distribute public recreational facilities throughout the City so that they are easily accessible to residents, visitors, and those who come to Tukwila to work.~~

1.11.2 ~~Create a trail system that links significant community focal points and links the lowland and upland trails at strategic points.~~

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~~1.11.3—Gain trail easements in areas with high natural amenities and incorporate them into a City-wide trail system.~~

~~1.11.4—Connect concentrations of commercial and retail activity with the trail network.~~

~~1.11.5—When necessary, consider the street sidewalk system as a link in the connecting network.~~

~~1.11.6—Where no public right-of-way is available for a link in the network, seek trail easements through private property, consistent with private property rights.~~

~~1.11.7—Design the trail system to be safe for all users and adjacent property owners.~~

~~1.11.8—Coordinate with other regional and local plans to complement and enhance the Tukwila open space network.~~

~~Implementation Strategies~~

- ~~■ Parks and Open Space Plan~~
- ~~■ Prioritized site acquisition~~
- ~~■ Rails to trails program~~

~~10.2.11 Parks, Open Space, and Public Amenities. Support plans, policies, projects, and programs to expand and improve the parks, open space, and other amenities in Southcenter and seek opportunities to develop new facilities that enhance the overall experience of employees, residents, business owners, and visitors.~~

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IMPLEMENTATION STRATEGIES

- Design guidelines that ensure that uses and structures adjacent to parks recognize and complement open spaces and public amenities
- Prepare standards and guidelines for parks and open spaces that ensure access to sunlight, a sense of security, seating, landscaping, accessibility, and connections to surrounding uses and activities
- Develop strategies for public-private partnerships that will result in public open spaces to serve as focal points and settings for special events and activities
- Encourage programs for open space and other public amenities

Comment [NG73]: Moved 10.2.9 and its implementation strategies from the Southcenter element

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