



# City of Tukwila

Jim Haggerton, Mayor

Department of Community Development

Jack Pace, Director

CHAIR, LOUISE STRANDER; VICE-CHAIR, MIKE HANSEN; COMMISSIONERS, THOMAS MCLEOD, BROOKE ALFORD, SHARON MANN, MIGUEL MAESTAS, AND NHAN NGUYEN

## PLANNING COMMISSION AGENDA JUNE 26, 2014 - 6:30 PM TUKWILA CITY HALL COUNCIL CHAMBERS

- I. Call to order
- II. Attendance
- III. [Adoption of 05/22/14 Minutes](#)
- IV. CASE NUMBER: [L14-033 Parks, Recreation and Open Space](#)  
APPLICANT: City of Tukwila  
REQUEST: Review proposed Parks, Recreation and Open Space element of the Comprehensive Plan per RCW 36.70.A, and make a recommendation to the Tukwila City Council.  
LOCATION: Citywide
- V. CASE NUMBER: [L13-0062 Community Image and Identity](#)  
APPLICANT: City of Tukwila  
REQUEST: Review updates to the Community Image and Identity element of the Comprehensive Plan per RCW 36.70.A, and make a recommendation to the Tukwila City Council.  
LOCATION: Citywide
- VI. CASE NUMBER: [L13-0055 Roles and Responsibilities](#)  
APPLICANT: City of Tukwila  
REQUEST: Review updates to Roles and Responsibilities element of the Comprehensive Plan per RCW 36.70.A, and make a recommendation to the Tukwila City Council.  
LOCATION: Citywide
- VII. DIRECTOR'S REPORT
- VIII. AJOURN

Sample motions are on the back





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## STAFF REPORT TO THE PLANNING COMMISSION

Prepared June 10, 2014

HEARING DATE: June 26, 2014

FILE NUMBERS: [PL13-0051—2015 Comprehensive Plan Update](#)  
[L14-0033 Parks, Recreation and Open Space](#)  
[L13-0055 Roles and Responsibilities](#)  
[L13-0062 Community Image and Identity](#)

APPLICANT: City of Tukwila

REQUEST: 2015 Comprehensive Plan Update—The Planning Commission will hold a public hearing on a new proposed Parks, Recreation and Open Space (PROS) Element, and proposed amendments to the Roles and Responsibilities, and Community Image and Identity Elements of the Comprehensive Plan. This is part of the periodic review and update of the Plan required by the Washington Growth Management Act.

LOCATION: Policies apply throughout the City of Tukwila

NOTIFICATION: Hearing Notice was published in the Seattle Times on June 12, 2014 and posted on the City of Tukwila website on June 17, 2014

SEPA DETERMINATION: An environmental determination will be issued prior to City Council consideration in the fourth quarter of 2014.

STAFF: Rebecca Fox, Senior Planner

ATTACHMENTS:

- A. Parks, Recreation and Open Space (PROS)
  - 1. [Proposed PROS Element](#)
  - 2. [PROS Background Report](#)
- B. Community Image and Identity
  - 1. [Proposed Community Image and Identity Element \(Clean Copy\)](#)
  - 2. [Proposed Community Image and Identity Element \(Strikeout/Underline\)](#)
  - 3. [Comments received on the Preliminary Draft from: SeaTac-Tukwila Food Innovation Network; Urban Food Link; and Forterra](#)
- C. Roles and Responsibilities
  - 1. [Proposed Roles and Responsibilities Element \(Clean Copy\)](#)
  - 2. [Proposed Roles and Responsibilities Element \(Strikeout/Underline\)](#)

## **BACKGROUND**

The City of Tukwila's Comprehensive Plan, first adopted in 1995, establishes goals and policies that guide the community as it grows and changes over time. Its policies and land use map lay out the community's long range vision. The Washington State Growth Management Act (GMA) gives Tukwila the opportunity to amend the Comprehensive Plan once a year, unless it is an emergency. The Comprehensive Plan has been amended periodically to keep up with changing requirements, and to respond to requests from the public.

In addition to these regular amendments, the state Growth Management Act (GMA) requires counties and cities periodically to conduct a thorough review of their plan and development regulations to bring them up to date with any relevant changes in the GMA and to respond to changes in land use and population growth. The last required systematic review and update was completed in 2004. By June 30, 2015, the City of Tukwila is required to complete a periodic review and update of its Comprehensive Plan.

Tukwila is undertaking the required update over several years, and is reviewing the Comprehensive Plan elements in phases. The update is proceeding according to a general schedule, work plan and public participation program adopted by the Council in March, 2013. To date, update work has been completed on the Manufacturing/Industrial Center element (6/11), and the goals and policies in the Shoreline element (8/11). In 2013, the Capital Facilities, Utilities, Natural Environment, Southcenter/Urban Center, Shoreline element supporting text and Transportation elements were updated. In 2014 through June 30, 2015, updates to the remaining elements including PROS, Roles and Responsibilities, Community Image and Identity, Economic Development, Tukwila South, Housing, Residential Neighborhoods, and Transportation Corridors will be completed.

## **OUTREACH**

During 2014, City staff are making significant efforts to reach out in new ways to bring Tukwila's diverse community into the City planning process. This included identifying and training community liaisons ("Community Connectors"), who are part of language and cultural populations within Tukwila, including Spanish, Somali, Arabic, Tingrya, Amharic and Burmese, that have not been traditionally involved or heard. The liaisons conducted 194 in-person surveys with their community members about topics relevant to the Comprehensive Plan update including housing, access to healthy food and small businesses.

During their one-on-one survey conversations, the Connectors invited community members to attend one of two Community Conversation meetings. The two meetings had a combined record attendance of approximately 180 community members. At the evening meeting, eight language groups were represented and fourteen interpreters worked to keep everyone involved in the discussion.

At the Community Conversation meetings, staff used a variety of techniques to engage the public and gather input. These included using a visual preference survey of housing, asking each person to stand up and say their name and give a word that described Tukwila and then gathering in small groups to talk about community priorities, neighborhood quality and ways to promote healthy living. This input is being used to develop policies and strategies for the remaining elements of the Comprehensive Plan update.

We continue to use Planning Commission and City Council hearings, mailings, City website, print publications, and community events to receive public comments and to inform the public about the Comprehensive Plan update.

### **REVIEW PROCESS**

A work session on a new PROS element, and proposed changes to the current Roles and Responsibilities and Community Image and Identity elements will be held on June 24, 2014. Staff will review the proposed elements with the Commission, concentrating on changes. There will be a public hearing on June 26, 2014 to receive comments from the community. The Commissioners will have an opportunity to consider public input carefully and propose further changes, if desired. After the hearing, the Planning Commission will be asked to make a recommendation that will be forwarded to the City Council for consideration, a public hearing and adoption.

During the course of the update work, we anticipate that the type of materials provided will be largely consistent for each individual element. Planning Commission review for each element will include a work session and a public hearing. The City Council will hold its review and take action only after it receives the Planning Commission's recommendations for all the elements, because the Growth Management Act allows the Comprehensive Plan to be amended no more than once each year unless there is an emergency. We expect that all the remaining elements will be reviewed during 2014, and adopted before the June 30, 2015 deadline.

The Comprehensive Plan update assumes that:

- Primary goals and objectives remain relevant and will be maintained from the current Plan;
- Updates will focus on elements that require revision per changes to the Washington Growth Management Act, and Countywide Planning Policies;
- Tukwila Strategic Plan's vision and goals will be reflected and incorporated in the Comprehensive Plan;
- Policies and descriptions will be updated, simplified and edited to increase clarity and consistency throughout the document;
- The document's elements may be reorganized or consolidated for greater readability and conciseness;
- The format will be updated to improve on-line functionality and attractiveness.

### **SUMMARY OF PROPOSED CHANGES**

#### **Parks, Recreation and Open Space Element:**

The proposed policy changes will serve as the city's first Comprehensive Plan element dedicated to the parks, recreation and open space system. These policies are based on the City's recently adopted Parks, Recreation and Open Space Plan. Specifically, the proposed element will:

- Relocate and consolidate parks, recreation and open space-related goals and policies from other Comprehensive Plan elements into a single and specific element related to the parks, recreation and open space system;
- Provide clear and cohesive policies to guide the orderly development of the parks, recreation and open space system;
- Address the physical capacity for additional recreation facilities in existing park lands.

- Build on the citywide vision identified in the City’s Strategic Plan;
- Address the key parks and recreation needs identified by the public, including:
  - a. Improving nearby access to park land and recreation opportunities, calling for linkages among streets, trails and parks;
  - b. Creating safe and inviting spaces and more connected parks and facilities to strengthen neighborhoods, community identity and economic vitality; and
  - c. Fostering a common sense of ownership by encouraging parks and programs that foster social interaction, gathering and use of the city’s park and recreation system.
- Embrace the diversity of the city by encouraging interpretation, design and public programs and services.
- Support the plans, policies, projects and programs that will increase access to parks and recreation opportunities in the Southcenter/Tukwila Urban Center, Tukwila South and Tukwila International Boulevard areas.
- Support healthy lifestyles, play and learning through a variety of park and recreation facilities and programs.
- Encourage environmentally-sustainable practices.

### **Community Image and Identity Element:**

This element addresses a variety of topics that fall broadly under the “sense of place”/community image/community identity category. The current element touches upon historic preservation, city boundaries, residential areas, commercial areas, transportation corridors, Tukwila urban center, open space and parks, and urban forestry as they relate to the appearance or impression a community presents to its residents, visitors and workers.

The proposed policies and implementation strategies reflect updates to other Comprehensive Plan elements, and incorporate community priorities expressed in the Strategic Plan, and through Community Conversations meetings. Policy changes include:

- Relocate parks and open space goals and policies to the new Parks, Recreation and Open Space element;
- Delete Tukwila Urban Center goal and policy as this topic is now addressed in its own element;
- Add selected policies pertaining to historic preservation, business districts and parking standards from the Transportation Corridors element;
- Move Urban forestry policies to the Natural Environment element (addressed during the 2013 Comprehensive Plan update);
- Add policies that embrace cultural diversity;
- Add policies that encourage taking proactive steps to establish a positive image for Tukwila; and
- Add policies that promote healthy living and access to nutritious food.

### **Roles and Responsibilities Element:**

This element focuses on the social, rather than the physical, environment. It recognizes problems and offers solutions to ensure basic needs are met, safety and security provided for, and that communication is extensive and clear. It also acknowledges Tukwila’s involvement in regional issues and partnerships. The proposed changes primarily update, reorganize, consolidate and/or clarify existing

policies and implementation strategies. Issue statements that preview the policies have been added. Policies are revised to align them with priorities identified in Tukwila's Strategic Plan (2012), with added consideration of communication to diverse community with the goal of increasing involvement.

Policy changes include:

- Emphasize effective partnerships both across City departments and with a range of organizations to meet community needs;
- Enhance policies relating to emergency management planning;
- Broaden policies that relate to safety and security to include long-term environmental security;
- Add flood management policies previously found in the Utilities element;
- Emphasize increasing communication and engagement by using new techniques to build meaningful connections between the City and the diverse communities that make up Tukwila;
- Provide the public with greater access to information by increasing the City's cultural and linguistic competency in the way it does business; and
- Emphasize the benefits of regional collaboration to Tukwila.

### **MATERIALS AND FORMAT**

The packet contains:

1. A "clean," edited version of each element that shows all the proposed additions and deletions from the strikeout/underline version;
2. A complete strikeout/underline version of the Community Image and Identity, and Roles and Responsibilities elements with all language that has been added to and/or deleted from the "base" of the current Comprehensive Plan element. This version shows the rationale for proposed changes, and lets the reader follow the revision process. Revised language is shown in a variety of colors as a number of staff reviewed and edited each element. Comments and additions reflect staff review. There is no strikeout/underline version for the Parks, Recreation and Open Space element since it is completely new.
3. A Background Report (PROS element) that provides additional supporting information for the element and the goals and policies.

These materials are intended to encourage discussion and provide background. The Comprehensive Plan document will be formatted and links to pertinent documents added after the City Council takes final action to adopt all the updated elements.

### **REQUESTED ACTION**

The Planning Commission is asked to hold a hearing on the proposed changes to the Parks, Recreation and Open Space, Roles and Responsibilities, and Community Image and Identity Elements, develop Planning Commission recommended versions of the elements and forward them to the City Council for final action.