

INTRODUCTION

The history of what is now the City of Tukwila is the story of those who stopped beside the river, traded, fished, built homes, farmed the land, and worked to create a supportive community. It is the story of how these early settlers envisioned the prosperous commercial center we enjoy today and began laying the groundwork for our place in the region. It is the chronology of Tukwila's willingness to grow and to change with the times, while stubbornly keeping those strong community values that make the City a real home town.

The demographic and economic changes that have shaped our Country, our region and our neighboring cities have also changed Tukwila in the twenty years since we adopted this Comprehensive Plan in 1995. This 2015 version of the Plan continues the original vision while reflecting our shifting circumstances and aspirations for the future.

WHY PLAN?

Tukwila's ~~future Tomorrow~~ is built on yesterday and today. This Comprehensive Plan is for all of our people, including residents, business community and visitors. People need a safe and secure place to live, an economy that provides jobs, ways to get around, schools, and recreational opportunities. It is the local government's responsibility to provide public services and facilities, develop policies, and adopt regulations to guide the growth of a city that meets the needs of its people both now and in the future.

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a broad statement of community goals and policies that direct the orderly and coordinated physical development of a city into the future. It reflects current community goals and needs, anticipates change and provides specific guidance for future legislative and administrative actions. It reflects the results of ~~public~~citizen involvement, technical analysis, and the judgment of decision makers.

The goals, policies, and maps of this Comprehensive Plan provide the basis for designating the use of land uses, implementing regulations, investing in infrastructure, and developing programs, and services. ~~The Plan serves as a guideline for designating land uses and infrastructure development and for developing community services.~~

GROWTH MANAGEMENT ACT

Washington State's Growth Management Act (GMA) of 1990 and 1991 ~~seeks to~~ provides a managed framework for growth and development throughout the state. Among other things, it mandates that fast-growing counties and cities must develop and maintain a comprehensive plan ~~covering~~ for the next 20 years that incorporates a number of specific elements.

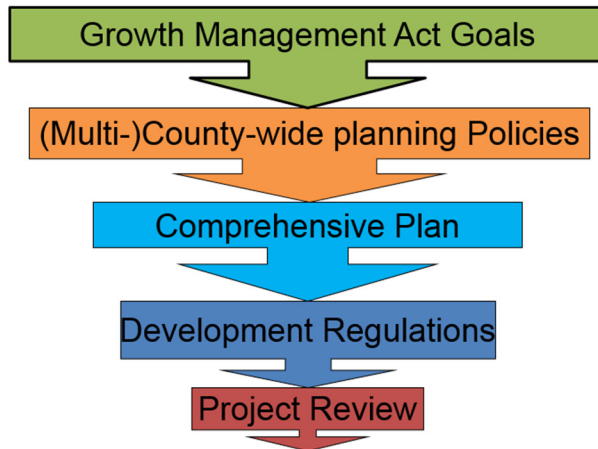
Tukwila is located within King County. ~~In response, t~~The King County Growth Management Planning Council (GMPC) has adopted a series of countywide planning policies that provide guidelines and lay down requirements for ~~communities-cities~~ within the County in implementing the Growth Management Act mandates. These requirements include:

- Providing a fair share of ~~regional~~ housing through ~~residential-neighborhood investment in needed infrastructure development~~ and land use ~~regulation~~ policies
- Identifying Urban Growth Areas that can accommodate at least 20 years of new population and employment and, where appropriate, Urban Centers of concentrated population and employment within them
- Determining potential annexation areas consistent with the Urban Growth Areas
- Identifying, establishing, and protecting open space corridors of regional significance.

The GMPC also adopted policies regarding the incorporation of ~~Urban Center and~~ Manufacturing/Industrial Center developments into the comprehensive plans to ensure future maintenance of the existing quality of life and the environment.

Tukwila's Comprehensive Plan, however, is more than a response to the mandate expressed in the Growth Management Act and the King County policies implementing it regionally. It is an essential tool and guide to the preservation and enhancement of Tukwila's long-term economic growth and community viability and identity. It expresses the vision of the community and how that vision may be realized.

GMA Basics: Planning Pyramid



WHAT'S IN THE PLAN?

This Comprehensive Plan is designed to be a readable, functional document that will guide Tukwila's development for the next 20 years. This Comprehensive Plan has the dual responsibility to meet the goals and needs of Tukwila's current and future citizen residents and the fulfillment of its regional responsibilities in growth management.

Plan Objectives

A glance at Tukwila's ~~new~~ Comprehensive Plan will reveal that it touches on every aspect of community life and development – from the character of neighborhoods and standards of urban design to the restoration of areas threatened with decline and the development of vibrant centers of economic life. The Plan's essential function is to serve the citizen residents and business community by providing guidelines for a safe, livable, economically viable community with which they are proud to identify, and which will The Plan will provide a framework to allow Tukwila to respond dynamically to the changes that are inevitable over the immediate long term.

The Plan is organized into several chapters, or elements, and goals and policies have been developed for each element. These are the planning guidelines and criteria that set the direction and substance of the community's future development ~~into the first decade of the next century.~~

All of these elements, goals and policies contribute to the implementation of the Plan's four major objectives:

1. To improve and sustain residential neighborhood quality and livability
2. To redevelop and reinvigorate the Pacific Highway/Tukwila International Boulevard corridor
3. To redevelop and reinvigorate the industrial uses along East Marginal Way
4. To develop a thriving Urban Center as a true regional concentration of employment, housing, shopping, and recreational opportunities.

The four major objectives stated above are listed in priority order.

Comprehensive Plan Elements

Comprehensive plans are required by the GMA to address at least five issues, or “elements:” housing, utilities, transportation, capital facilities, and land use. In addition, a city may include other elements as local needs and goals dictate. Tukwila’s ~~new~~ Comprehensive Plan, which looks ahead over the next 20 years, is made up of 15 primary elements, five of which are land use components.

These include the required GMA elements:

Housing

Utilities

Transportation

Capital Facilities

Shoreline

Land Use (divided into 5 separate elements)

A foundational component of the Growth Management Act and comprehensive planning is the land use element and the designation of the proposed general location and extent of the uses of land. Tukwila’s entire land area is shown on the Comprehensive Land Use Map where future land use is designated and formulated to accommodate the building intensities and the future population targets for the City.

The basic public right for clean water is a Washington State goal for land use planning. There is no public potable ground water supply within Tukwila for any of the three water providers. In a different clean water scenario a revolution has occurred. An emphasis on improved surface water management means that a greater part of the land area, both public and private, must be preserved for drainage, flooding, and storm water run-off. Policies for guiding corrective actions to mitigate and cleanse discharges that pollute waters of the state, and for Tukwila that means

waters entering the Duwamish River and Puget Sound, are included in policies throughout many different elements of this Plan.

Clean air and a healthy public are another fundamental Washington State goal that is inherent in our land use planning. The City is expected to utilize urban planning approaches that promote physical activity and health as well as minimize single occupant vehicular trips, which lead to transportation congestion, poor air quality and lost economic efficiency.

The majority of the City's jobs and housing are or will be located within the five following areas, which are the focus of the City's planning efforts. The City is targeting these areas for capital improvements and services in order to achieve its vision and goals and to fulfill regional goals for growth and development and the use of finite public resources.

Residential Neighborhoods

~~*Transportation Corridors*~~ *Tukwila International Boulevard*

Tukwila South

Tukwila Urban Center and

Manufacturing/Industrial Center.

Tukwila's Comprehensive Plan also includes the following optional elements identified as important to this community:

Community Image and Identity

Economic Development

Natural Environment

~~Annexation~~

Parks, Recreation and Open Space

Roles and Responsibilities.

Contextual information that supports the Comprehensive Plan is found in background reports for each of the elements. These reports and other references are listed in the **Related Information** section at the back of each element.

Comprehensive Plan Map

The Growth Management Act also requires comprehensive plans to contain a future land use map. Tukwila's Comprehensive Land Use Map meets State

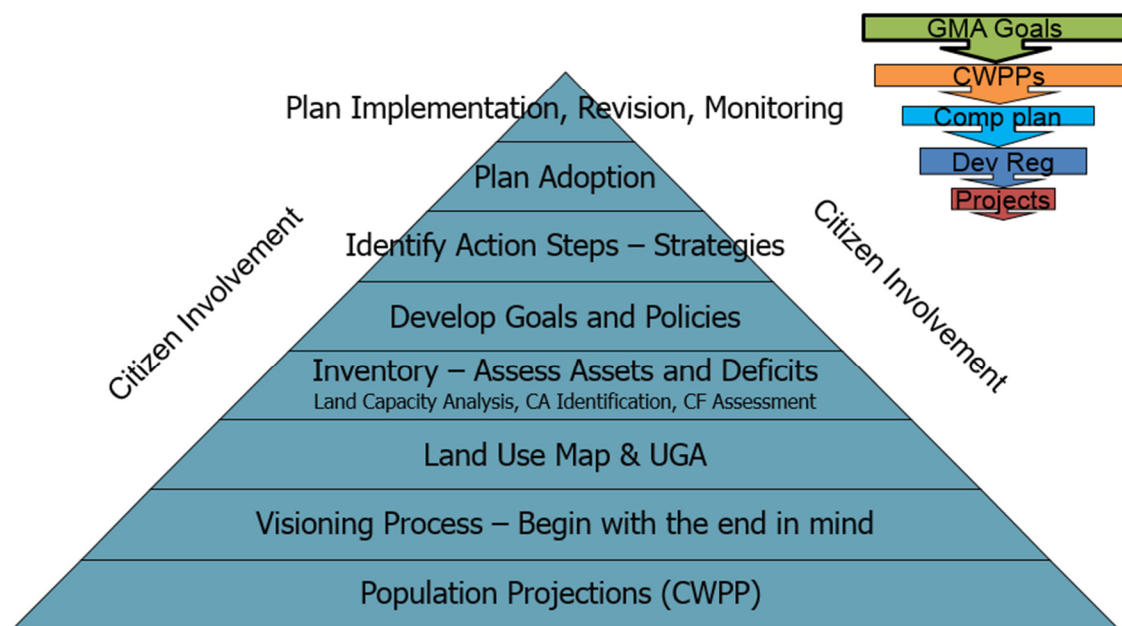
requirements to identify locations of the following land uses: housing, commerce, industry, recreation, open space, public utilities, and public facilities. Based on inventories, the Countywide Plan, and public~~citizen~~ input, it was deemed unnecessary for Tukwila to provide for agricultural lands or natural resource lands. The **Comprehensive Land Use Map** is contained at the back of this document; larger maps are available at the City of Tukwila Department of Community Development and online.

HOW WAS THE PLAN DEVELOPED?

In 1992, “Tukwila Tomorrow,” a seventeen-member advisory committee composed of residents, business representatives and property owners, began to work with ideas gathered from the earlier “Vision Tukwila” community visioning process. The ~~Committee’s first action was to produce a report outlining a community vision and ideas for achieving it. These ideas were put into a Phase I background report for each element. Background reports~~ were discussed with the Planning Commission and City Council. Based on these discussions, which suggested format and policy language, the Committee’s ideas were refined into ~~Phase II element reports. Phase II reports form~~ the basis of the Comprehensive Plan.

The Plan has been kept current with specific annual updates as well as more comprehensive review in 2004 and in a phased review from 2012 through 2015.

How to Build a Local Comprehensive Plan



The City developed a strategic plan in 2012 that provided a process for moving from the long-range (10-to-20-year) goals and objectives of the Comprehensive Plan to more specific short-term initiatives and actions. The strategic process examined:

Where are we now?

- Who makes up our community and how is our population changing?
- What are our major businesses and our role in the regional economy?
- What are our greatest strengths and challenges?

Where do we want to go?

- What is our vision for the future of Tukwila?
- What do we want our community to be like in the future?

How do we get there?

- What actions and investments are necessary to make our vision a reality?
- What timeline is feasible for accomplishing our goals and priorities?
- How can we best serve the needs of our diverse community, including residents, businesses, and visitors?

The adopted Strategic Plan established a Vision for the future of Tukwila - The city of opportunity, the community of choice - and five aspirational goals:

- Goal One: A Community of Inviting Neighborhoods & Vibrant Business Districts
- Goal Two: A Solid Foundation for All Tukwila Residents
- Goal Three: A Diverse & Regionally Competitive Economy
- Goal Four: A High-Performing & Effective Organization
- Goal Five: A Positive Community Identity & Image

These strategic goals are guiding the update of the Comprehensive Plan.

HOW WAS THE PUBLIC INVOLVED?

Over the years the City has striven to reach out to ~~A~~all residents, employees and property owners in Tukwila ~~were contacted~~ about the Comprehensive Plan process, and encouraged ~~them~~ to participate. A variety of approaches are used including all-city mailings, A flyer with the proposed land use map and an explanation of the planning process was mailed to all residents and property

~~owners in the City. Explanations of, and updates on the Comprehensive Plan development process received city-wide distribution via the *Hazelnut* newsletter, notice boards, articles in the Tukwila Reporter and information posted to the City website.~~

~~For some topics we have formed advisory committees with residents, businesses and other stakeholders to provide guidance on new policy directions.~~

~~During the 2015 update we explored new approaches including training community liaisons to reach out to different language groups to conduct surveys and holding Community Conversations in multiple languages. We provided information about the Comprehensive Plan at varied community events.~~

~~The City has also held informal two “Open House” meetings for citizen residents, property owners and business representatives to review maps of recommended land use changes and discuss goals and policies with City staff as well as. ~~During its public hearings process, with the Planning Commission and City Council, heard testimony from more than 140 citizens and businesses. These public comments were carefully considered by the Planning Commission in a series of workshops, prior to the Planning Commission’s final recommendation to the City Council. The City Council also held two public hearings before finalizing the Comprehensive Plan.~~~~

~~In conjunction with public participation in the Comprehensive Plan review, Tukwila prepared an Environmental Impact Statement (EIS) which has been updated along with the Comprehensive Plan through the years. Through the EIS public participation process, the City solicited review and discussion of the Comprehensive Plan with neighboring jurisdictions and affected agencies.~~

PLAN IMPLEMENTATION

Adopting a Comprehensive Plan is the first step toward realizing the City’s vision. Tukwila’s implementation program comprises a combination of short-term and long-term actions to achieve that vision. A short term action could include implementing a City-wide communications plan including language translation strategies to reach and involve all residents. ~~Other implementing The short-term actions include amendment of regulations such as the Zoning Code to align with newly developed policies, ~~Subdivision Code, and the Sign Code and approval of rezones that match the Plan’s land use designations.~~ Longer-term actions include sub-area planning, facility development, and developing a Capital Improvement Plan (CIP) that allocates resources to projects that will spur the City’s development in the direction envisioned in the Plan.~~

In addition, drafters of the Comprehensive Plan recognize that a successful Plan is one that can respond to changed conditions. As long-term changes in land uses, regional trends or the economic climate occur, implementing ~~ation of~~ the community's vision may require re-assessment. The Comprehensive Plan contains the policy wording which provides for monitoring, evaluating, and amending the plan as community needs change.