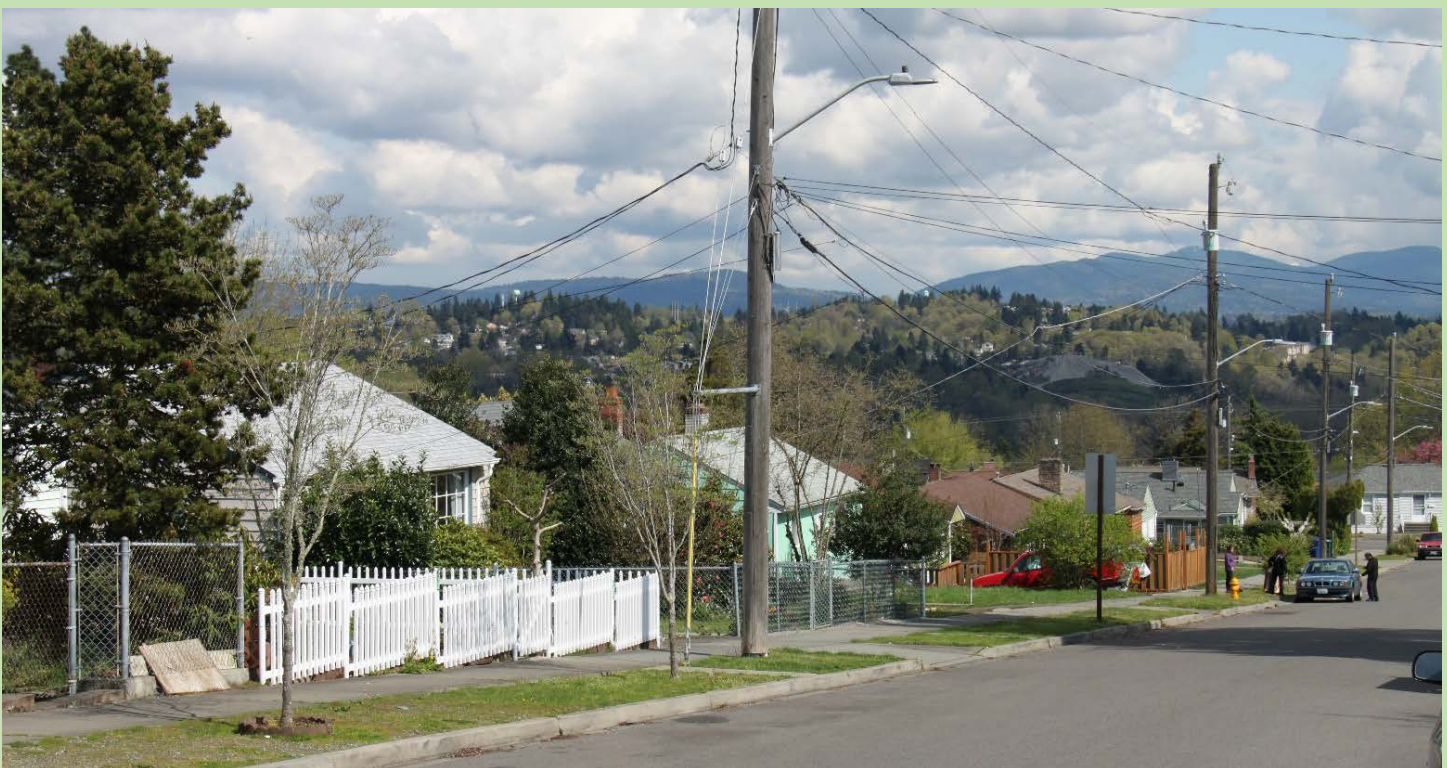




RESIDENTIAL NEIGHBORHOODS BACKGROUND REPORT

Residential Neighborhoods Element Comprehensive Plan Update

April 2015



CITY OF TUKWILA

COMPREHENSIVE LAND USE PLAN

RESIDENTIAL NEIGHBORHOODS ELEMENT BACKGROUND
REPORT

2015 GROWTH MANAGEMENT ACT

UPDATE to the COMPREHENSIVE PLAN

APRIL 2015

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I – INTRODUCTION & SUMMARY

The purpose of the 2014 supplement of the Residential Neighborhoods Element Background Report is to examine the success of the City in meeting its Residential Neighborhood goals over the past twenty years and to establish the basis to update the goals of the current Comprehensive Plan which will guide development for the next twenty years. The background work for the 1995 Comprehensive Plan was done in 1993-4 primarily through the work of the Tukwila Tomorrow Committee. This element was not updated in the 2004 update, so this background report is the City's first assessment of success in implementing its 20 year goals and policies. In addition to reviewing the success of achieving the goals established by the Tukwila Tomorrow Committee, this update incorporates the goals that relate to residential neighborhoods that were adopted as part of the City's 2012 Strategic Plan and the current requirements of state and regional policies. The recommendations are also informed by the responses received during to the community outreach efforts for the 2015 Comprehensive Plan.

The Residential Neighborhoods Element is a component of the Growth Management Act's required Land Use Element. While the Housing Element of the Comprehensive Plan focuses on the specific household needs of the community, the Residential Neighborhoods Element seeks to consider the character of the neighborhoods and how development looks and functions. This includes built form and yards, public infrastructure such as sidewalks and street width, and commercial amenities included within and adjacent to residential uses. Additional aspects of residential neighborhoods, including Community Image and Identity, Transportation, Tukwila International Boulevard, and Natural Environment Elements, are integrated throughout the Comprehensive Plan.

In 1994, Tukwila was identified in the Comprehensive Plan as a rural-suburban community and had the goal of trying to preserve the "small-town" character of its residential neighborhoods. In 2012, the Strategic Plan makes no mention of Tukwila having a "small-town" character but states under Goal One the directive to "focus City planning and investments on creating a connected, dynamic urban environment." (Strategic Plan, Goal 1C). In addition to changed land-use development goals, the demographics of Tukwila have changed significantly since the Residential Neighborhoods Element was adopted in 1994. In Tukwila, 25% of families and 24% of residents are below the poverty level. This represents almost a 300% increase since 2000 and follows a national trend of concentrated poverty in suburban areas. Concentrated levels of poverty impact the look and feel of residential neighborhoods. Homeowners living below the poverty level often do not have the financial means to properly maintain their homes, and renters are more likely to move frequently, increasing turnover rates in renter-dominated areas.

The 1994 Residential Neighborhoods Element encompassed the ten neighborhoods within Tukwila – Allentown, Cascade View, Duwamish, Foster, Foster Point, McMicken Heights, Ryan Hill, Riverton, Thorndyke, and Tukwila Hill— but it did not make a distinction among the various neighborhoods. This update recognizes that the development characteristics of Tukwila's neighborhoods vary and preservation efforts may need to go beyond a 'one size fits all' approach.

II – ISSUES

Tukwila's residential neighborhoods have experienced change since the last Comprehensive Plan update in 1994. While many of the same issues, including community cohesion and streetscape design, remain topics of focus, the overall character of residential neighborhoods in the city has changed as a result of new regulations and development patterns. The issues presented below represent staff's interpretation of the issues based on review

of the existing Residential Neighborhoods element, including the background report, and current data, City policies, and codes.

Neighborhood Condition

Overcrowding & Family-Sized Housing

Overcrowded conditions affect the wear and tear on a home, property and neighborhood, and raise health and safety concerns for those living in the units. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted. According to US Census data, in 2000, renter households were three times more likely than owners to be overcrowded, regardless of household size. In Tukwila, the average size of owner households is 2.75, and the average renter household size is 2.55. In King County as a whole, renter households tend to be small; 72% of renter-occupied households are households with one or two people (Services, Sept. 2012).

One reason for this recent trend in overcrowding is a lack of family-sized housing in the City. Family-sized housing is commonly defined as housing with an adequate number of bedrooms (typically one bedroom per person), space for families to gather and eat meals, and easy access to outdoor recreation. Housing data shows that the majority of units in Tukwila are less than three bedrooms. Thus, a larger family may be forced to move into a unit that is not “family-sized” based on market availability. Housing cost and affordability also affect overcrowding. This facet of overcrowding is addressed in the Housing Element.

Home Ownership Options

Less than half of the housing units in Tukwila are apartments, but almost 60% of housing units in the City are renter-occupied. Approximately 275 single-family homes are renter-occupied out of a total of 3,254 total single-family housing units, and 112 condos are renter-occupied out of a total of 835 units. From 1990 to 2010, the percentage of owner-occupied households decreased by 4% in Tukwila while increasing by 6% in King County. The characteristics of housing stock, including size, age, price, proximity to parks and other amenities, and local school performance all contribute to rates of home ownership in a neighborhood.

Amending existing development regulations and exploring partnership with local housing stakeholders can help to promote home ownership in the City. The vast majority of homes for sale are single family homes. Increasing home ownership options, such as smaller homes and units on smaller lots (i.e., cottage housing) can help promote home ownership at multiple price points for residents in various stages of life. Many non-profit housing groups offer educational resources and supplemental financing for first-time home buyers.

Single Family Infill Compatibility

The 1994 Residential Neighborhoods Element typified the average single family area as 1,000-2,400 square foot homes on larger lots, with a minimum lot size of 7,200 square feet, occasional stands of mature trees, and large areas cleared for lawns and storage. This development pattern gave the City a “small town, suburban feel.”

Since the last update, the minimum lot size was reduced to 6,500 square feet and as anticipated in the Plan, residential areas now have a more “urban” feel. The average home size is growing, reflecting a nationwide trend, and some vegetated areas are being removed for new development. Additionally, sewers were installed in the Ryan Hill and Allentown neighborhoods, allowing for smaller lots that do not require on-site septic systems. There is limited available land for residential development in the City, and as such most new development occurs as infill in existing residential neighborhoods. Encouraging new development to meet housing targets and residents’ needs

while maintaining the character and quality of neighborhoods can be challenging. A variety of regulatory tools provide possible avenues to encourage compatible design without stymying development.

Residential Connectivity

Prior to the growth by annexation that occurred during the early 1990s, the City was able to fund a Residential Street Program that undergrounded overhead utility lines and constructed curb, gutter and sidewalks on existing residential local access streets. The Tukwila Hill neighborhood was the original Tukwila town site and benefited from a well-funded residential street improvement program. For the past several years, the Residential Street Program has been unfunded. Limited sidewalk development in residential areas has occurred as part of larger Public Works projects including storm drainage improvements, as a result of grant funding, and in a piecemeal fashion through private development.

Tukwila's current regulations only require the construction of sidewalks for short plats/single-family development projects of 5 or more contiguous lots. Sometimes, this has the effect of discouraging maximum lot creation due to the increased cost of infrastructure (i.e., developers may create 4 lots when they have enough land for 5). Tukwila could require frontage improvements (i.e., curb, gutter, and sidewalk) for all new lots or houses, however because the city's neighborhoods are largely built-out this would still result in scattered, isolated improvements. In addition, before the first sidewalk on a block is constructed, the horizontal and vertical location needs to be designed for the entire block to make sure that the improvements will fit together in the future.

III – PLANNING CONTEXT

The Washington State Growth Management Act (GMA) of 1990 guides planning for growth and development in the state. Per the GMA, local governments in fast growing and densely populated counties are required to develop and adopt Comprehensive Plans. The GMA further requires coordination among local governments, and includes provisions for regional growth plans and multi-county (MPPs) and countywide planning policies (CPPs) (RCW 36.70A.210). These regional planning efforts inform Tukwila's Comprehensive Plan. Countywide plans and regional agencies implement these requirements and provide a regional strategy and policy framework for addressing anticipated population and growth. Tukwila is required to work within the regional and county framework to prepare and implement its own comprehensive plan. Additionally, planning for residential neighborhoods is guided by the priorities of Tukwila's Strategic Plan (2012). The following sections describe these intergovernmental requirements and relationships.

Growth Management Act Requirements

A 'land use element' is one of the required elements of a Comprehensive Plan. The Residential Neighborhood Element is a component of the City's larger Land Use Element. It is required to contain the following, per RCW 36.70a.070:

“(1) A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies. Wherever possible, the land use element should consider utilizing urban planning approaches that promote

physical activity. Where applicable, the land use element shall review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.”

Regional and Local Planning Requirements

PSRC VISION 2040

VISION 2040, the regional growth, economic, and transportation strategy and accompanying multi-county policies were prepared by the Puget Sound Regional Council and adopted in 2008. Based on Washington’s GMA, VISION 2040 and its multi-county policies are integrated strategies and policies to guide development, environmental planning, and provision of transportation and services in the central Puget Sound region.

VISION 2040 addresses aspects of residential neighborhoods and looks to local governments to promote compact, pedestrian-oriented development with a mix of uses that provide access to services, shopping, recreation, jobs, and a variety of attractive and well-designed residences. Multi-county policies related to residential neighborhoods address: regional design, the built environment and health, innovative techniques, and incompatible land uses.

Countywide Planning Policies

King County’s Countywide Planning Policies (CPPs) support VISION 2040’s regional growth strategy and provide policy direction at the county and jurisdiction level with appropriate specificity and detail needed to guide consistent and implementable local comprehensive plans and regulations.

The CPPs provide a county-wide vision and serve as a framework for each jurisdiction in developing and updating its own comprehensive plan, which must be consistent with the overall goals for the future of King County. The countywide vision addresses urban design and form, including but not limited to residential neighborhoods, to integrate development into existing built and natural environments. These include: 1) High quality design; 2) Context sensitive infill and redevelopment; and 3) Historic preservation.

City of Tukwila Strategic Plan 2012 – The city of opportunity, the community of choice.

The City of Tukwila developed a Strategic Plan to guide its actions and investments with a base year of 2012 and a five to ten year horizon. The process of developing the Strategic Plan included robust outreach to and engagement with the residential and business communities, as well as with City of Tukwila staff. The Strategic Plan establishes high level aspirations and areas of effort that will inform the Residential Neighborhoods Element by highlighting the issues that are most important to the community. The overarching direction for Tukwila’s communities is to strive to provide superior services that support a safe, inviting, and healthy environment for residents, businesses, and visitors.

As the Strategic Plan is implemented over time, its goals, objectives and strategies will be reflected in City priorities for investment and development. Key goals and objectives have been integrated into the Residential Neighborhoods Element through goals and policies intended to create a connected, dynamic urban environment and to improve public safety, encourage the active use of space, and enhance the appearance and value of neighborhoods.

Implementation Efforts Since 1994

Since the last Residential Neighborhoods Element was adopted in 1994, the City of Tukwila has adopted new ordinances and modified zoning regulations in an effort to promote health, safety, and public welfare, and to meet the goals and visions set forth in the Comprehensive Plan, specifically “to improve and sustain residential neighborhood quality and livability.”

Multi-Family Residential Property Tax Exemption – TMC 3.90, Adopted December 2014

Per RCW 84.14, cities have the authority to provide for exemptions from ad valorem property taxation on qualified multi-family housing developments located in designated areas. The City’s Multi-Family Residential Property Tax Exemption is available for residential units in the Transit-Oriented Development District of the Tukwila Urban Center (TUC) zone, west of the Green River. Developments can qualify for 8 or 12 years depending on the amount of housing available to low and moderate income families. The Ordinance is intended to help the City reach its goals of new residential development in the TUC and to provide desirable, convenient, and affordable residential housing to meet the anticipated needs of those who will live in the urban center.

Minor Housing Repair Assistance Program – 2014 Policies

The Housing Repair Assistance Program provides and promotes the repair and maintenance of housing for home owning individuals and families of low and moderate income living within the City limits. The program is funded through the Community Development Block Grant (CDBG) and must conform to CDBG regulations. Due to increased demand and limited resources, the City implemented policies in 2014 to assist in the implementation of the program, including: eligibility requirements, program limitations, definitions, repair budget limitations, and services provided.

Southcenter Subarea Plan – TMC 18.28, Adopted June 2014

The Southcenter Subarea Plan and accompanying zoning code modifications provide a regulatory policy to guide and govern future development within Tukwila’s urban center, Southcenter. Guiding principles include: Make great streets; Break up super blocks; Create a memorable built environment; Make great public spaces; Live near transit and where you work, shop, and play; Get the mix of uses right; Get the retail right; Get the parking right. These principles are implemented through Tukwila Municipal Code 18.28, *TUC District*, which includes new district-based and corridor-based design and development standards.

Rental Housing Inspection Program – TMC 5.06, Adopted April 2010, Effective January 2011

The Rental Housing Inspection Program requires all rental unit owners to obtain an annual residential rental business license and comply with a rotating city-wide five-year inspection schedule. Rental units must meet code standards, and violations must be addressed within 30 days. The program seeks to address the reality that many substandard and unsanitary residential buildings do not meet State and local housing and technical codes. These buildings threaten the physical, social, and economic stability of residential neighborhoods and require the use of public funds for remedial action and abatement. Starting in 2015, the Rental Housing Inspection Program will collaborate with Tukwila Police’s Crime-Free Housing Program. Rental properties that participate in the Crime-Free Housing Program may defer the required inspection and licensing process for up to four years.

Noise – TMC 8.22, Adopted July 2010

Tukwila Municipal Code Chapter 8.22 was updated in an effort to minimize the exposure of Tukwila residents to the physiological and psychological dangers of excessive noise. Investigations by the Department of Community Development and Tukwila Police found special conditions within the City that make it necessary for City code to differentiate from regulations adopted by the Department of Ecology.

Housing Options Program – TMC 18.21, Adopted October 2005, Expired October 2008

The Housing Options Program was a three-year demonstration program for small-scale housing in an effort to increase the choice of affordable housing available, and support neighborhood stability through projects that are compatible with existing single-family developments. Housing types included cottages, compact single-family houses, and duplexes. There was no minimum lot size, but projects were required to meet density minimums and maximums. Unfortunately, due to the economic recession, three projects were approved but never developed before the program expired in 2008.

Walk and Roll: City of Tukwila’s Non-Motorized Plan – Adopted January 2009

The Walk and Roll Plan was created to carry out the goals of the Comprehensive Plan with a focus on non-motorized transportation. It uses a “complete streets” perspective, expanding the idea of transportation from simply keeping cars and trucks moving to the idea that Tukwila’s streets ought to be for everyone. The plan includes an analysis of existing conditions of residential neighborhood connectivity and recommends design standards and prioritized sidewalk and infrastructure improvement projects.

Single-Family Dwelling Design Standards – TMC 18.50.050, Adopted August 2005

Single-Family Dwelling Design Standards codify standards for all new single-family dwellings constructed under building permits. The ordinance strives to improve the quality of homes in the City and the streetscape of residential neighborhoods by including requirements for permanent foundations, exterior siding and roofing material that is residential in appearance, front door orientation toward the front or second front yard, and a minimum roof pitch of 5:12.

Crime Free Housing Program

Managed by Tukwila Police, the Crime Free Housing Program was designed to help tenants, owners, and the managers of rental property keep drugs and other illegal activity off their property. The program utilizes a unique three-part approach in order to achieve the crime prevention goal while maintaining a tenant-friendly approach. As of January 2015, three multi-family developments have been certified. Beginning in 2015, the Crime Free Housing Program will collaborate with the Rental Housing Inspection program. Rental properties may defer the inspection requirement if they become certified in the Crime Free Housing Program.

Residential Focus Presentations – 2015

During March and April 2015, Residential Focus, a three part presentation, was presented to City Council. The presentations showcased the breadth and depth of the City’s ongoing efforts to improve and preserve the quality of residential neighborhoods in Tukwila and provided more information on existing and future programs and services for residents. Links to the presentations can be found in Appendix D.

Tukwila Community Input

Community Conversations

Pursuant to GMA, Tukwila residents were involved in the comprehensive plan update. On March 6th and March 8th, 2014, the city of Tukwila held Community Conversation Open Houses to gather community feedback regarding housing, business, food access, and service needs along the Tukwila International Boulevard Corridor. The March 6th Conversation was held at Showalter Middle School; the March 8th Conversation was held at the Tukwila Community Center. Feedback relating to residential neighborhoods is as follows:

Community Connectors Survey: Over 85% of both the Somali and Eritrean population surveyed indicated close access to their mosque or church as their top reason for living in Tukwila, with closeness to family and people from their country as their second reason. Several of those surveyed also indicated the desire for a traffic light between S 142nd & S 143rd so that families could have safe and secure access to the mosque from one side of International Blvd to the other. Those surveyed from the Latino and Burmese populations indicated closeness to school as their top reason for living in Tukwila, with both groups responding at a rate of over 65%.

Across all communities, over 60% of those surveyed indicated that they planned on staying in Tukwila, with the highest mobility predicted for the Eritrean and Arabic-speaking populations. Both of these communities indicated that while they would like to continue living in Tukwila, the high cost of rent and sub-standard living conditions motivate them to seek housing elsewhere. Several respondents indicated the desire for low income housing in Tukwila as well as access to affordable commercial space so that they may start their own businesses at a reduced rate.

Open House Participants: The main reason cited by both groups for living in their neighborhood in Tukwila was that they liked their house/apartment. This response was 88% for those on March 6th, which was higher than the 48% cited on March 8th. Cost, proximity to transportation and work were of similar importance for both groups.

The March 8th group cited being close to family and people from their own country more often, showing a higher priority for social needs.

Community Canvassing

In the fall of 2014, City staff conducted the City's first ever door-to-door community canvass, with a focus on the Allentown neighborhood. City staff visited homes in the neighborhood and spoke with residents. The City undertook this pilot project in order to hear directly from residents in order to identify key issues and concerns facing residents. In response to the Allentown canvass, City staff are working with residents to find solutions to some of the issues raised.

The City is planning to conduct door-to-door canvasses of other neighborhoods, with a goal of conducting two community canvasses in 2015. The results of these surveys will be used to further develop short- and long-term strategies to improve neighborhood livability through interactive efforts with residents.

IV –NEIGHBORHOOD CONDITION: CITY-WIDE ANALYSIS

As part of the Comprehensive Plan and Strategic Plan, Tukwila plans to focus City planning, programs, and investments on creating a connected, dynamic urban environment. A critical component of this work is assessing existing conditions at the City and neighborhood levels and implementing code and policy changes that have been adopted since the last Comprehensive Plan update.

A neighborhood can be defined in different ways, but commonly refers to a geographic area and the people within that area. Many of Tukwila’s neighborhoods as described in this document are distinct due to physical barriers, including interstate highways, major streets, or the Duwamish River, which separate them from surrounding areas. This is true for the Tukwila Hill, Ryan Hill, Allentown, Duwamish, Cascade View, Foster Point, and McMicken Heights neighborhoods. The boundaries separating the Riverton, Foster, and Thorndyke neighborhoods from each other are less obvious and are largely based on the boundaries of each area at the time they were annexed to Tukwila.

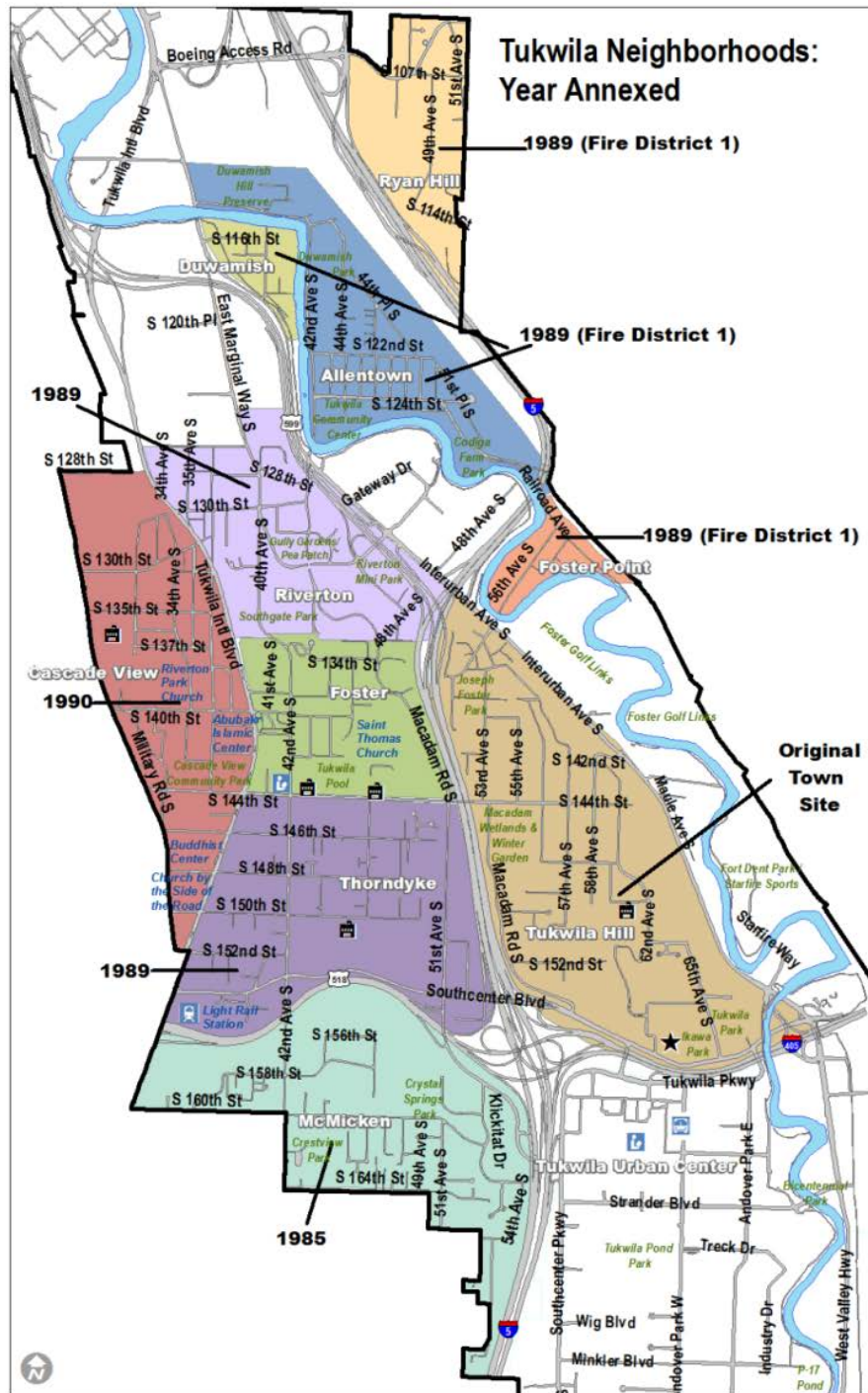
Development Characteristics

Most of the City’s land was originally platted for future development starting in the early 1900s. The Ryan Hill neighborhood was the first to be platted in 1890 as part of the Pottery Works subdivision. Most original plats divided the City into tracts of land one acre in size or larger. These original tracts have been further subdivided over time (and continue to be subdivided), shaping the lot patterns within each neighborhood and contributing to the character of Tukwila’s neighborhoods.

Annexations

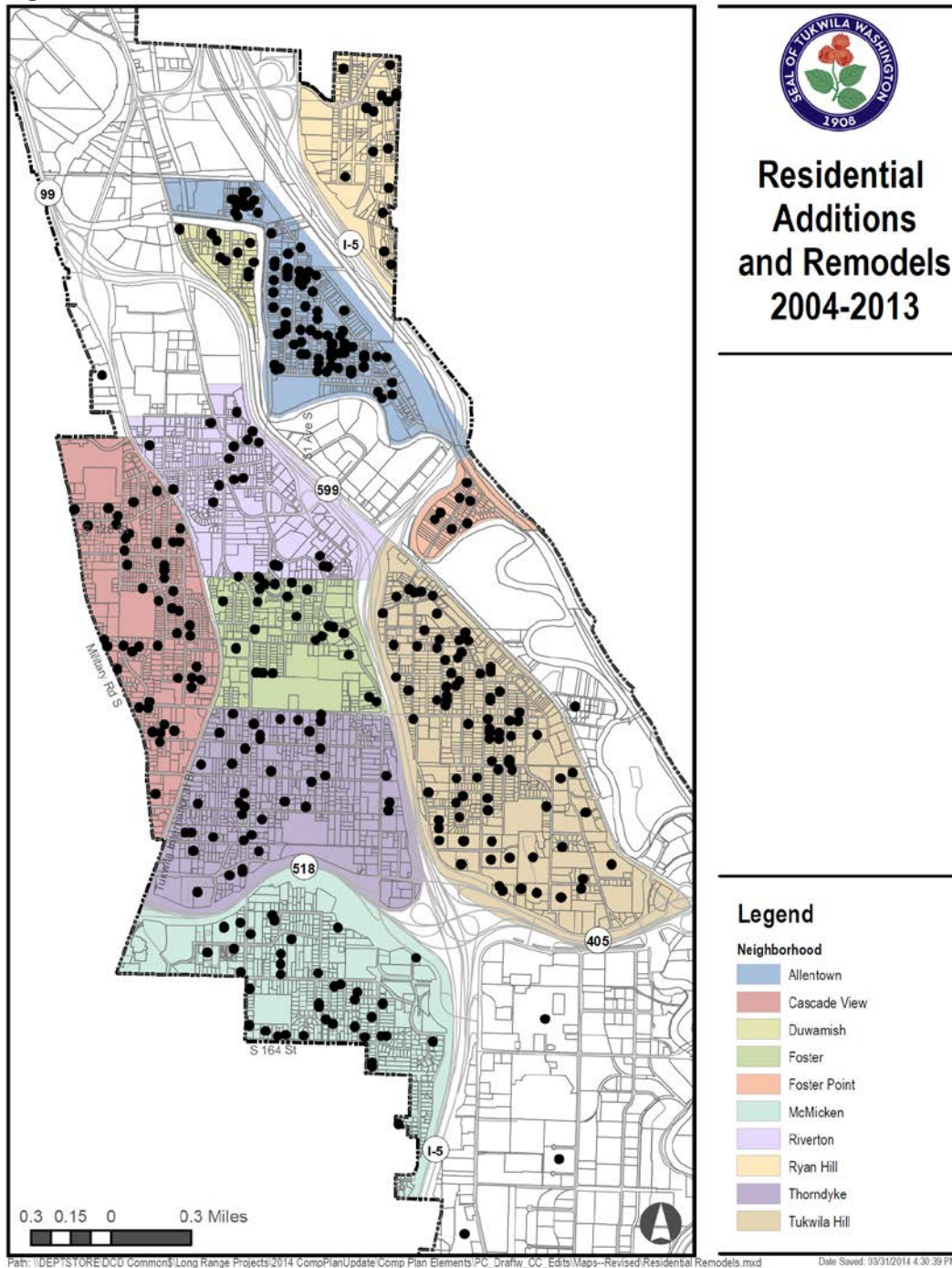
Tukwila has not annexed any neighborhoods having a substantial amount of residential development since the 1990s. However, many of the differences in neighborhood character in Tukwila can be attributed to the City’s annexation history. Development characteristics such as density, presence or absence of sidewalks, and zoning reflect the conditions that were in place at the time of each neighborhood’s annexation. As the City quadrupled in size through these annexations, it inherited some areas that were deficient with respect to infrastructure and amenities compared with the original town site. Figure 1 below is a generalized map of the annexations that have occurred to make up the City’s existing neighborhoods.

Figure 1: Annexation of Tukwila Neighborhoods



Source: Tukwila GIS, 2014

Figure 2: Residential Additions and Remodels



Source: Tukwila GIS, 2013

Housing Stock

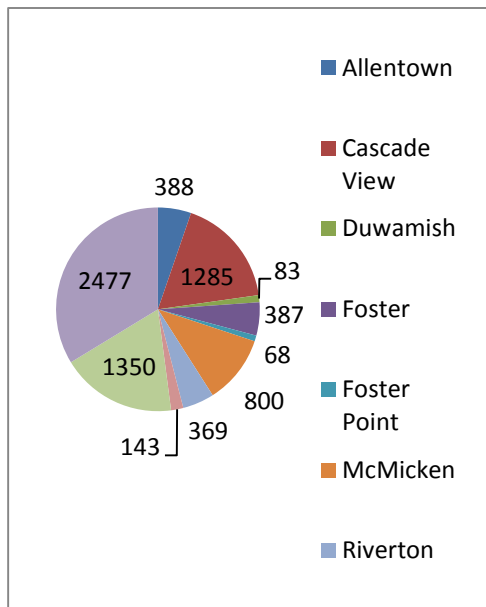
The pie charts below (Figures 3-7) show how different types of housing units are dispersed throughout Tukwila's neighborhoods. Every neighborhood contains a large amount of single-family housing, and in most neighborhoods single-family homes are the prevalent type of housing unit. Manufactured/mobile homes are a subset of the single-family housing stock. In Tukwila, most manufactured homes are located within the four mobile home parks

located along or adjacent to the Tukwila International Blvd. corridor, in the Foster, Thorndyke, and Riverton neighborhoods. Manufactured homes within mobile home parks tend to be very old; many were constructed before the Department of Housing and Urban Development (HUD) adopted construction and safety standards for manufactured homes in 1974. While the people who reside in mobile home parks may own the actual home, they typically rent the land within the park from a different property owner who may also charge residents utility fees. If the landowner were to sell the property, many of the mobile home residents are at risk of displacement even if they own their home. This is due to the difficulty of moving a mobile home, as well as building and zoning standards which older mobile homes cannot meet.

Manufactured homes are also located outside of mobile home parks in Tukwila, on single-family lots located throughout the City's neighborhoods. On single-family lots, most mobile homes are owned by the same person who owns the land.

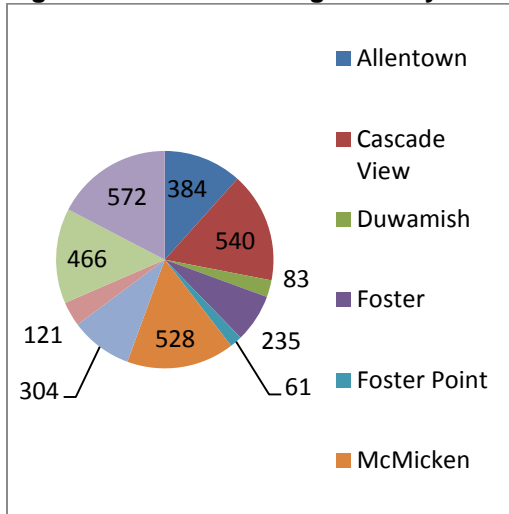
Little-to-no multifamily development is located in the Allentown, Duwamish, and Foster Point neighborhoods. There is some multifamily development in the Foster, McMicken Heights, and Riverton neighborhoods. Concentrated multifamily development is located in the Cascade View, Thorndyke, and Tukwila Hill neighborhoods. Condos make up roughly 11% of the multifamily development in Tukwila, and are only located within the Cascade View, Foster, McMicken Heights, and Tukwila Hill neighborhoods.

Figure 3: Number of Housing Units by Neighborhood



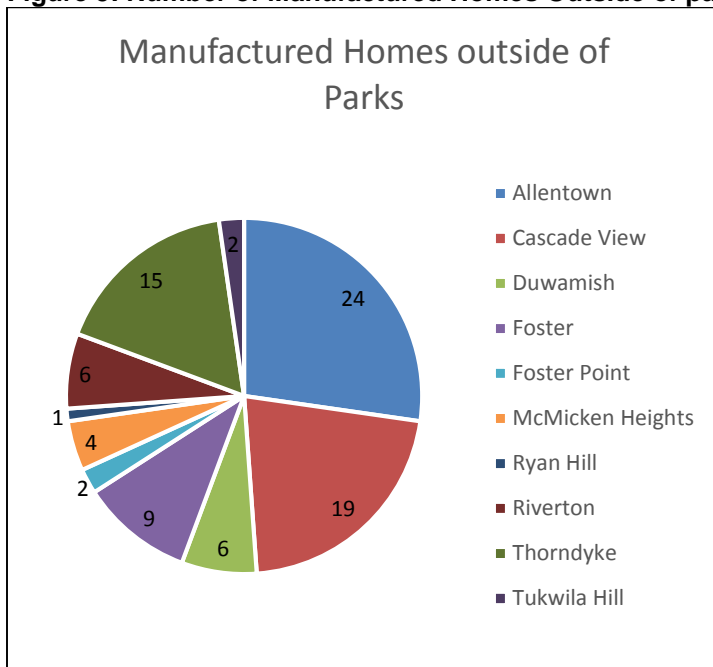
Source: King County Assessor, 2013

Figure 4: Number of Single Family Homes by Neighborhood



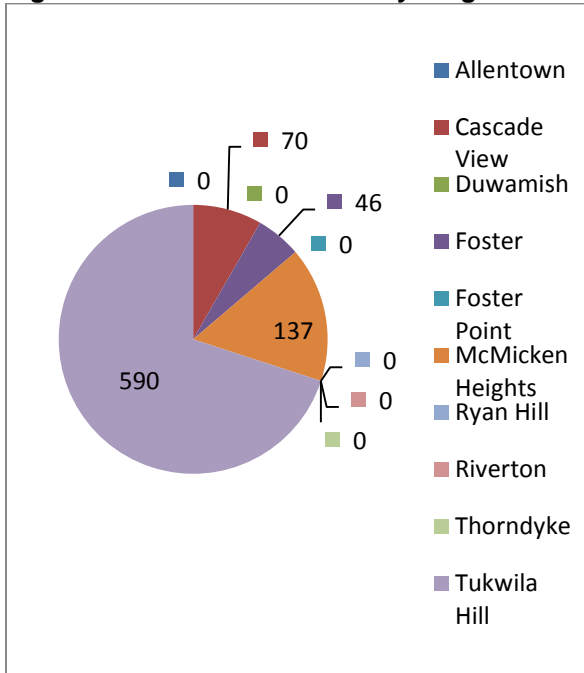
Source: King County Assessor, 2013

Figure 5: Number of Manufactured Homes Outside of parks



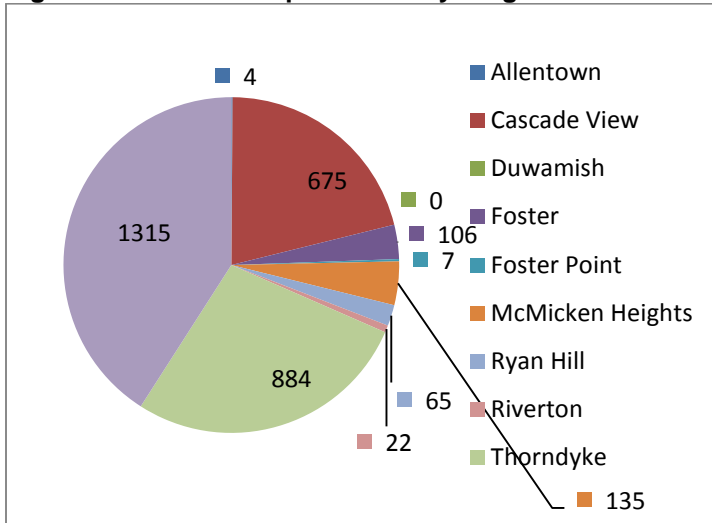
Source: King County Assessor, 2013

Figure 6 : Number of Condos by Neighborhood



Source: King County Assessor, 2013

Figure 7: Number of Apartments by Neighborhood



Source: King County Assessor, 2013

Age

Over half (55%) of the City’s housing stock was built before 1970, and only around 10% of the housing stock has been constructed since 1990. In the three decades prior to 1990 there was a very large amount of multifamily development constructed. Since 1990 there have only been a handful of apartment units (if any) constructed each decade.

Property Maintenance

Maintenance of individual properties in a neighborhood has a big impact on the look and feel of the area. To a large extent the amount of care residents take in presenting a clean and attractive “face” to their homes is a reflection of the social norms that have been established in a particular region and the degree of neighborhood pride.

The City has two sources of information on property maintenance: the building permit data for residential additions and remodels, and code enforcement data. Figure 2 shows the location of building permits for residential additions and remodels from 2004-2013. The map shows that investments are being made in property upgrades and maintenance in every neighborhood in Tukwila.

Basic standards for property maintenance are contained in City regulations and are enforced by the Code Enforcement Division. Figure 8 below provides a summary of City-wide code enforcement statistics. The most common violations include construction without a permit, accumulation of rubbish/garbage, and parking issues (parking on unimproved surfaces; parking of commercial vehicles in violation of code requirements; and parking boats, motorhomes, and other recreational vehicles in violation of code requirements). Since the last Comprehensive Plan update, the Code Enforcement team has increased staffing levels, and has reviewed procedures to identify opportunities to streamline the process for obtaining compliance on requests for action.

Figure 8: Residential Code Enforcement Cases by Type**Detailed Comparison OPEN 3yr average and 2014**

Case Type	3 Year Average 2011-2013	2014	2014/3 Year Average
Building – No Permit	72	78	2%
Rubbish/Garbage	69	76	10%
Parking Issues	30	71	137%
Lack of Rental License	16	69	331%
Signage (Illegal no permit)	42	59	40%
* <u>Misc</u> – Other	52	58	12%
Overgrowth/Weeds	30	55	83%
Business License	28	20	(29%)
Junk Vehicles	11	19	73%
Graffiti	9	3	(67%)
Total Cases	359	508	42%

Top 3 – OPEN 2014

1. Building – No Permit
2. Rubbish/Garbage
3. Parking Issues

Detailed Comparison CLOSED 3yr average and 2014

Case Type	3 Year Average 2011-2013	2014	2014/ 3 Year Average
Building – No Permit	74	102	38%
Rubbish/Garbage	52	93	79%
Parking Issues	27	75	178%
Lack of Rental License	14	57	307%
Signage (Illegal no permit)	38	53	38%
* <u>Misc</u> – Other	52	86	65%
Overgrowth/Weeds	37	55	47%
Business License	27	24	(11%)
Junk Vehicles	13	16	23%
Graffiti	8	1	(87%)
Total Cases	342	562	64%

Top 3 – CLOSED 2014

1. Building – No Permit
2. Rubbish/Garbage
3. *Misc. - Other

Source: TrakIt query, 2014

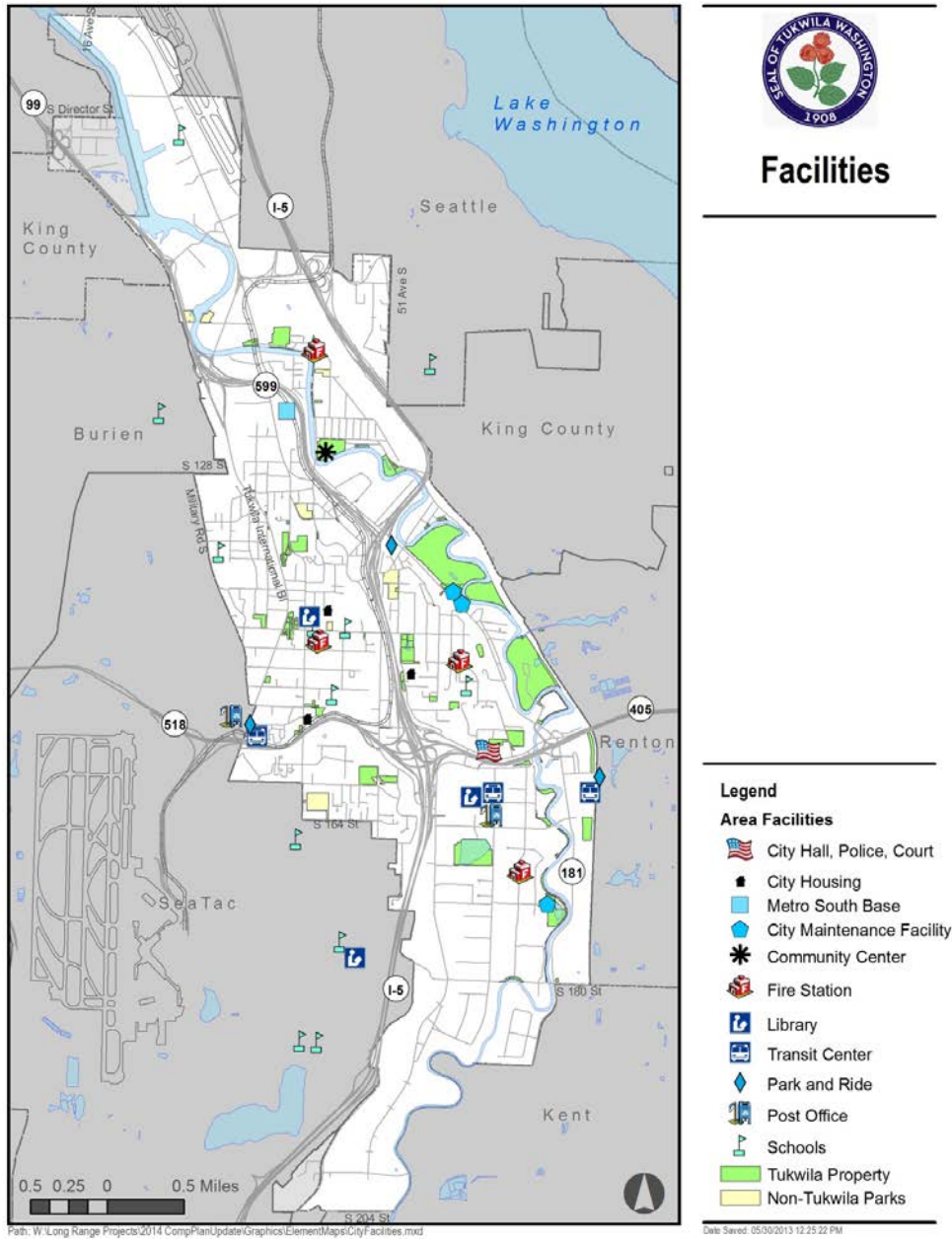
Access to Services & Connectivity

Ideally, the built, natural, and social environments in neighborhoods provide opportunities for residents to interact, experience nature, enjoy leisure and physical activities, and to easily access food and other retail. The City of Tukwila provides a variety of city-owned facilities, shown in Figure 9. These facilities, in combination with privately owned commercial development, and schools all influence neighborhood quality. Since the 1994 Residential Neighborhoods element, some issues have been addressed while others continue to persist. The sections below provide an overview of city-wide access to services and connectivity. Neighborhood specific information is included in the Neighborhood Profiles.

Parks & City Facilities

The City of Tukwila strives to provide accessible and connected parks and recreational opportunities for residents of all ages and abilities. There are 32 park properties in the City's inventory totaling 273 acres, as shown in Figure 9 and Table 1.

Figure 9: City Facilities



Source: Tukwila GIS, 2014

Table 1: Existing Park Land in Tukwila

	Total Parks	Total Acreage
Local Parks	10	48.1
Special Use Parks	10	196.2
Open Space	12	28.8
Total	32	273.1

Source: Tukwila Parks, Recreation, and Open Space Plan, 2014

Tukwila Parks and Recreation uses the following three classifications for parks and open space:

Local Parks – Local parks provide for a range of opportunities, such as soccer or playground play, and are generally intended to serve the surrounding neighborhood.

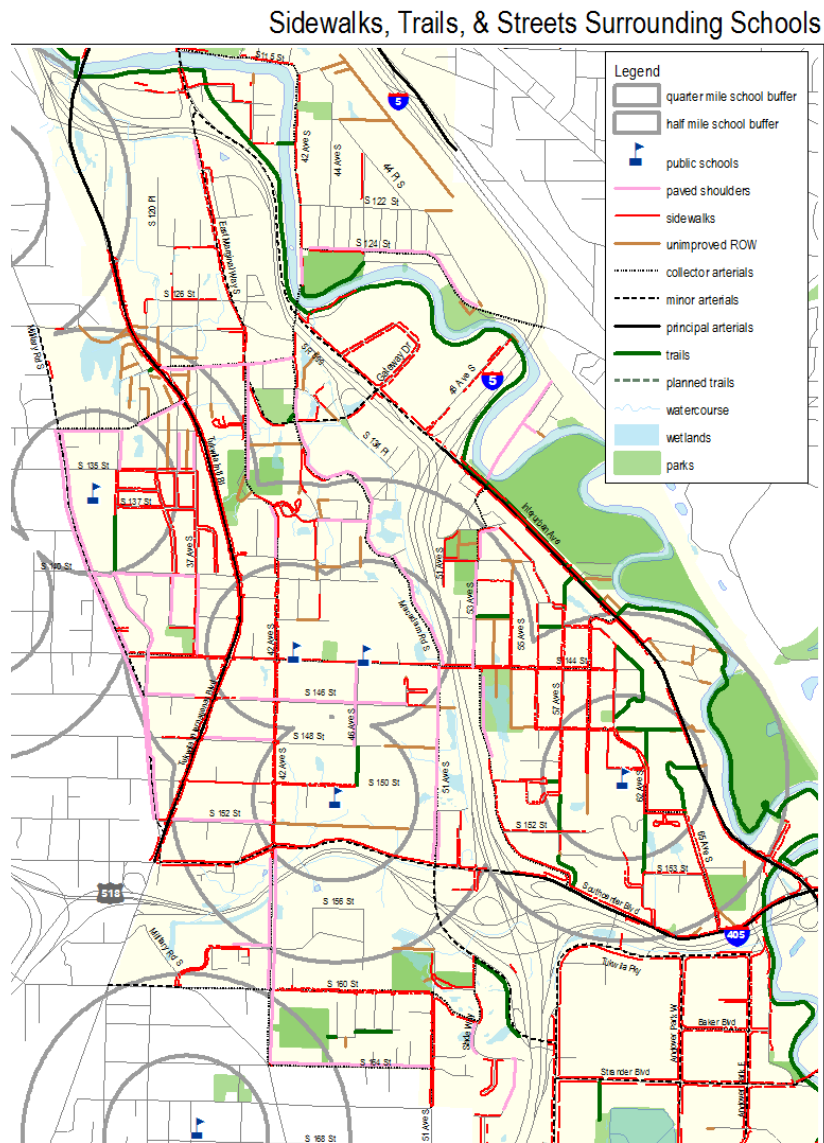
Special Use Parks – As their name implies, special use parks focus on a unique or singular attraction such as a water feature, garden or community center. These park types vary in size according to the amenity that they showcase.

Open Space – Open spaces are parks that protect natural system benefits such as wildlife habitat and water quality. Open space sites can also provide for public use such as trail activities, education and interpretation and water access. These sites include riverfront lands, wooded areas and/or steeply sloped hillsides.

Sidewalks and Trails

Sidewalks, trails, and other pedestrian paths help to promote a sense of community as residents acknowledge each other and sense their environment much more on foot than when in a car. According to a sidewalk inventory conducted in 2006, sidewalks are located on approximately 29% of the street edges along the City's public streets. In total, there are approximately 57 linear miles of existing sidewalk along City streets, out of a total 197 linear miles of street edge on which sidewalks could be provided. Figure 10 shows existing sidewalks and trails in relation to schools. Since the sidewalk inventory, Public Works has coordinated Safe Routes to Schools trail and sidewalk construction for Cascade View and Thorndyke Elementary, respectively.

The desire for roadway and right-of-way improvements for non-motorized travel has been a recurring theme since the last Comprehensive Plan update. The 1994 Residential Neighborhoods Background Report showed that public input expressed that right-of-way improvements should include enhanced bicycle and pedestrian facilities, de-emphasize auto travel (including reducing speeds), and incorporate large stature trees in project design.

Figure 10: Sidewalks, Trails, and Streets Surrounding Schools

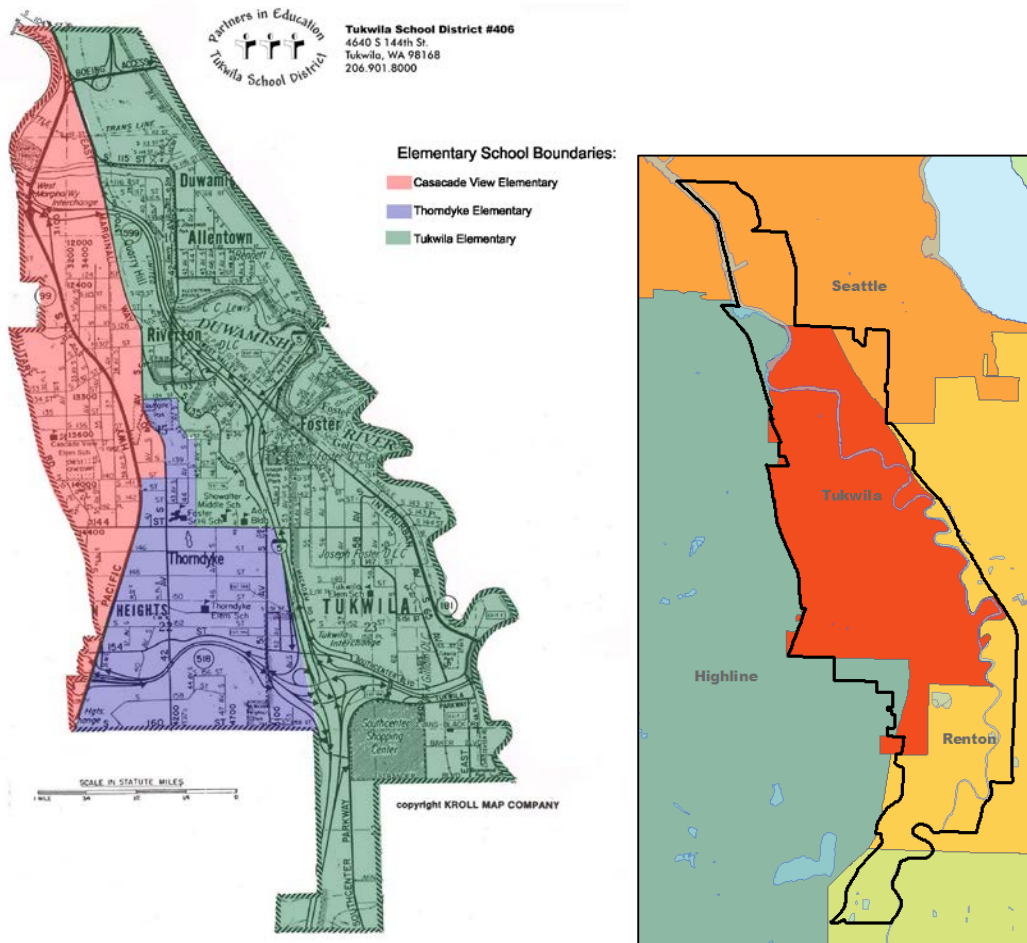
Source: Tukwila GIS, 2014

Schools

School facilities are significant elements of neighborhood identity; they provide a place for neighborhood children to learn and meet, provide a forum for neighborhood parents to form social links around common education goals, and house significant meeting and recreational facilities. The majority of the City's school age children attend schools in the Tukwila School District. The Tukwila School District consists of five schools: 3 elementary schools (Cascade View, Thorndyke, and Tukwila), 1 middle school (Showalter), and 1 high school (Foster). North, south, and eastern areas of the City are outside of Tukwila School District boundaries and are served by the Highline, Seattle or Renton school districts, as shown in Figure 11.

School quality is one of the major considerations households take into account when deciding where to live.

Figure 11: Tukwila School District Boundaries



Source: Tukwila School District, 2014

A portion of the northern area of the City, including the Ryan Hill neighborhood, is within the district boundaries for Seattle Public Schools. The southwestern edge of the City, including a portion of the McMicken neighborhood is within the district boundaries for Highline Public Schools. See neighborhood profiles for school information specific to each neighborhood.

The southeastern edge of the city, including the Urban Center is within the district boundaries of Renton School District. While there is currently no housing in the Urban Center, housing projections and a newly adopted subarea plan and subsequent zoning code revisions for the Urban Center, indicate that there will likely be new residential development in the area in the future.

Neighborhood-Supportive Commercial Uses

Commercial areas in residential neighborhoods provide the opportunity for residential support services to locate within walking and bicycling distance to where people live. These areas are intended to develop in a manner which is harmonious with adjacent residential uses. The primary commercial areas within and/or adjacent to residential neighborhoods include the Southcenter area, Tukwila International Boulevard, Military Rd. S., S. 144th St., Interurban Ave. S., and East Marginal Way (near S. 130th St.). The 1994 Residential Neighborhoods Background Report highlighted that neighborhood commercial area redevelopment cannot be supported by the immediate

residential market areas; especially in competition with businesses along Tukwila International Boulevard and the Southcenter area. The report indicated that redevelopment must be supported by a combination of regional businesses and local demand from nearby industrial and residential areas.

Home Occupations

In-home businesses, often referred to as a home occupation¹, accounted for 210 distinct business licenses in 2014. The average in-home business has been licensed with the City for four years, although a few businesses have been licensed for several decades. Table 2 shows a breakdown of the top ten license categories. These ten categories account for 140 business licenses. “Service” is the largest category, with 25 active licenses in 2014. Service is a broad category including: translation services, screen printing, and knife sharpening. The remaining 70 license types omitted from the table range from automotive to security, with no category having more than three licenses.

Table 2: Home Occupations in Tukwila

Category	# of Licenses
Service	25
Janitorial	24
Contractors/Architects	18
Daycares/Preschools	17
Taxi/Limousine/For Hire Driver	14
Consultants	13
Landscaping/Yard Service & Design	9
Transport/Storage	8
Specialty Store Service	7
Art & Supplies	5

Source: City of Tukwila, 2014

The majority of home occupations are individual businesses (133), with limited liability corporations (31), corporation (21), sole proprietorship (8), partnership (2), non-profit (1), and unspecified (14) making up the remaining. These licensed businesses employ approximately 225 full-time employees. It is unclear whether or not the non-occupant employees are Tukwila residents. Anecdotal evidence from conversations between Planning and Code Enforcement staff and residents suggests many residents would like to have a home occupation in an accessory unit. The current definition of home occupation only allows business to be conducted in the primary residence. Allowing home occupations in accessory units may provide residents with a broader range of economic opportunities. However, it may also negatively affect on-street parking and the residential character of neighborhoods depending on the type of business being conducted.

¹ TMC 18.06.430 defines a Home Occupation as ‘an occupation or profession which is customarily incident to or carried on in a dwelling place, and not one in which the use of the premises as a dwelling place is largely incidental to the occupation carried on by a resident of that dwelling.’”

Housing Options/Housing Stock Diversity

One of the goals stated in Tukwila's Strategic Plan is to encourage maintenance, improvements, and diversity in the City's housing stock. Tukwila's housing stock is primarily made up of single-family homes and multifamily units (condos and apartments) in large development complexes. Most existing single-family homes were built before 1970, and most multifamily development was built from 1960-1989.

A majority of the new housing forecasted to be built in Tukwila over the next 20 years will be built in Tukwila's urban center. This area is expected to transform into a new neighborhood of mixed-use development. There is also expected to be a large number of single-family housing units built as infill development in existing single family zones.

Specific issues related to housing options in Tukwila include the following:

1. A lack of housing with more than two bedrooms.
2. Predominance of lower-quality of housing stock due to a lack of new development.
3. An expected rise in the number of elderly residents, as the existing population ages.
4. Feedback from Tukwila landowners related to infill development:
 - requests to reduce the minimum lot size from 6,500 square feet to 6,000 square feet
 - interest in cottage housing
 - interest in detached accessory dwelling units
 - concerns related to the height and bulk of new single-family homes built adjacent to older single-family homes
 - the ability to use accessory structures for home-based businesses

It is a balancing act to encourage a diverse range of housing types while trying to make sure that new development will be compatible with existing homes. This effort will likely require the establishment of new development regulations. We will examine the unique characteristics of each neighborhood in the Neighborhood Profiles section to find out if recommendations could be tailored to specific areas, or if they should be applied more generally. Below is a discussion of some of the general conditions affecting development potential in residential areas under existing development regulations.

Vacant Parcels

Analysis of vacant parcels in the LDR Zone reveals that approximately 100 out of the 470 vacant parcels are smaller than 6,500 square feet. A breakdown of the size and location of these vacant lots is Table 3.

Table 3: Vacant Parcels Under 6,500 SF

All Parcels Under 6,500 SF Size (square feet)	Number of Parcels
6,000-6,499	279 These are mostly in Cascade View and Allentown, but there are several in every neighborhood.
5,000-5,999	146; All neighborhoods, except McMicken Heights (none) and Thorndyke (only one parcel is this size)
4,000-4,999	87; primarily in Allentown (adjacent to and south of S 122 nd Street)
3,000-3,999	91; primarily in Allentown (adjacent to and south of S 122 nd Street)
2,000-2,999	20; primarily in Allentown; one parcel each in Duwamish, McMicken, Tukwila Hill, Cascade View
Less than 2000	14; many of these are private access areas
TOTAL	637

Source: Tukwila GIS, 2013

Table 4: Parcels Eligible for Accessory Dwelling Units

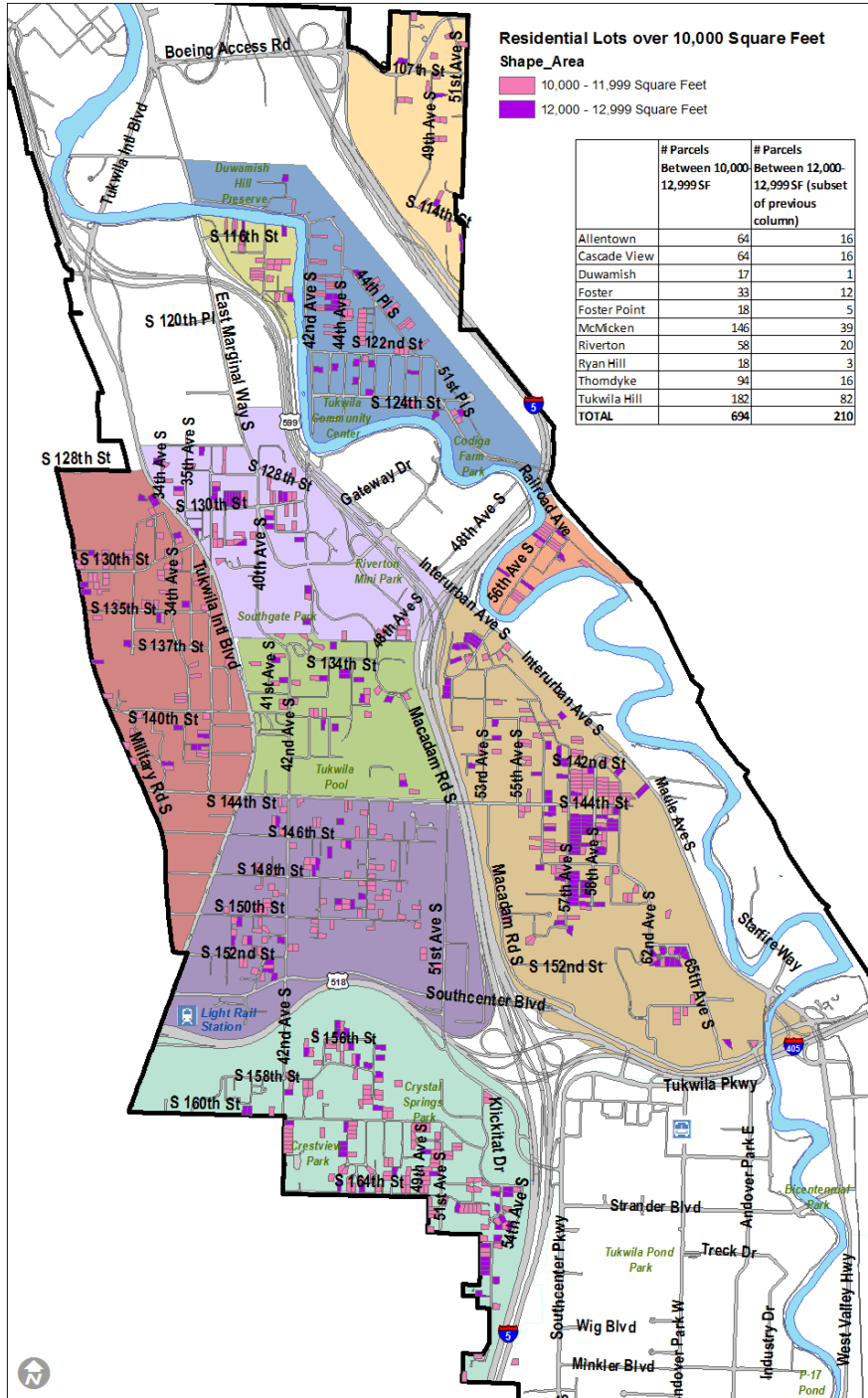
Neighborhood	All 7200-12,999 SF Lots	Neighborhood's % of total parcels 7,200-12999 SF
Allentown	177	10%
Cascade View	238	13%
Duwamish	53	3%
Foster	153	8%
Foster Point	31	2%
McMicken Heights	354	19%
Riverton	150	8%
Ryan Hill	63	3%
Thorndyke	263	14%
Tukwila Hill	372	20%
TOTAL	1854	100%

Source: Tukwila GIS, 2013

Large Parcels Ineligible for Platting Activity

Tukwila has received comments from landowners in the City who own parcels larger than 10,000 square feet but smaller than the 13,000 square feet needed to meet the 6,500 square foot minimum lot area for each new lot. Figure 12 shows the location of these parcels. Note that many of these parcels are already developed with one single-family home but could be short platted to create an additional lot for another home if the minimum lot size was reduced. Site conditions, such as the presence of sensitive areas, would likely reduce the likelihood of short plat activity on some of the properties identified on the map.

Figure 12: Residential Lots over 10,000 SF



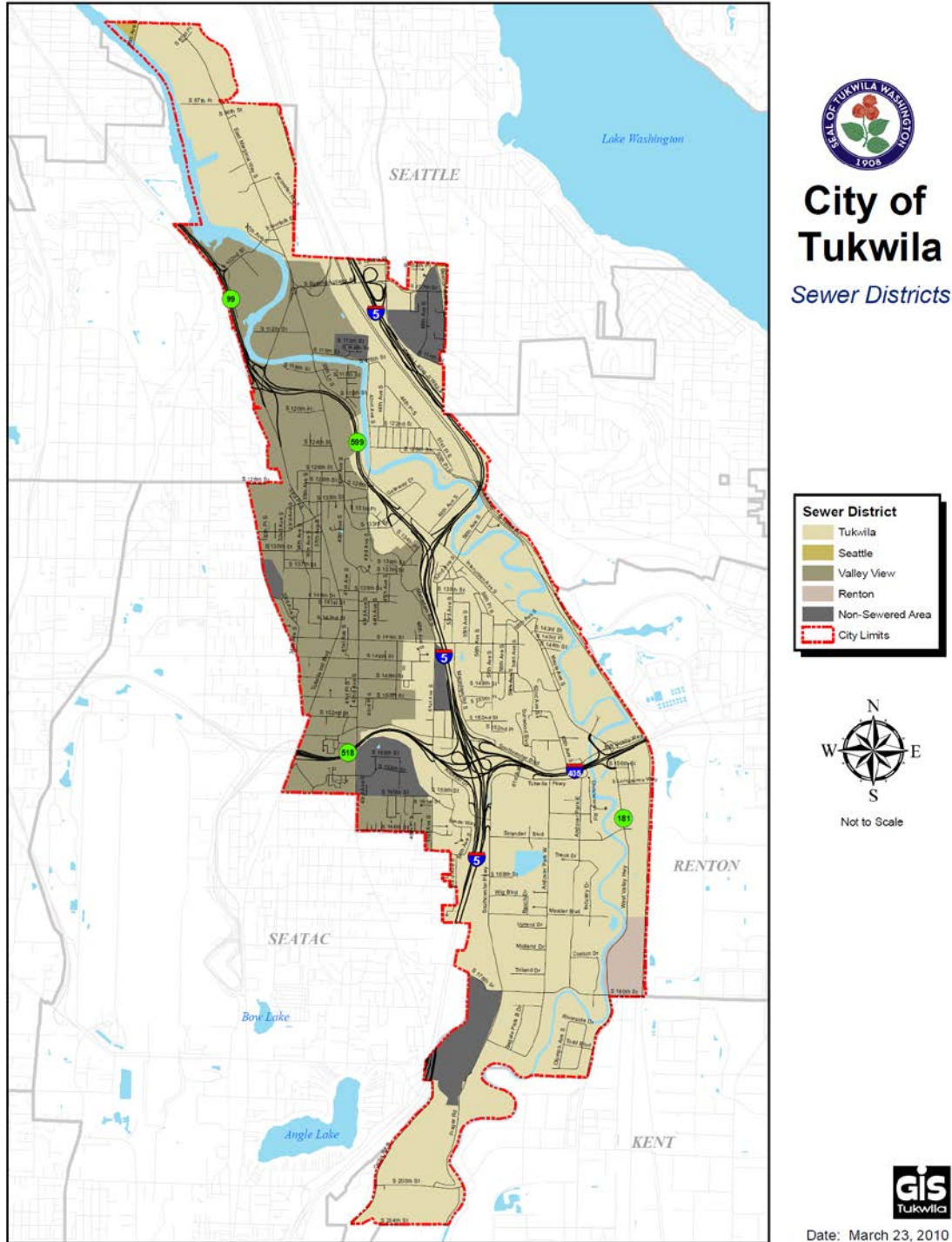
Source: Tukwila GIS, 2014

Unsewered Areas

Figure 13 below shows the few remaining areas of the City not served by a sewer system, including large areas of the Ryan Hill and McMicken Heights neighborhoods. Most of the existing homes in these areas were constructed

prior to annexation to Tukwila and are served by septic systems. These areas are sparsely developed compared with other residential neighborhoods in Tukwila, largely due to lack of sewer connections. Infill development in these areas depends on the ability of each developer to extend sewer service to a particular development site.

Figure 13: Sewer Districts



Source: Tukwila GIS, 2010

Social Characteristics

Demographics

Poverty

Since the Comprehensive Plan was last updated in 1994, poverty levels in Tukwila have tripled. Between 1990 and 2010, Tukwila's inflation-adjusted median household income decreased from \$53,003 to \$44,271 (-16.4%), while the County's increased from \$63,621 to \$66,174 (+4.0%). The median income in Tukwila in 2013 was \$47,054. Lack of jobs, exhaustion of unemployment, and health conditions are common economic stressors for low-income residents.

In Tukwila, 25% of families and 24% of residents are below the poverty level. This represents almost a 300% increase since 2000 and follows a national trend of concentrated poverty in suburban areas. From 2009-2010, 40% of residents, and over 61% of youth (ages 0-17) used Basic Food Program services, an increase of over 9%. Almost 80% of Tukwila School District students qualify for free and reduced lunch during the 2013-2014 school year.

Concentrated levels of poverty impact the look and feel of residential neighborhoods. Homeowners living below the poverty level often do not have the financial means to properly maintain their homes, and renters are more likely to move frequently, increasing turnover rates in renter-dominated areas.

Tenure

One theme that occurs in both the 1994 Residential Neighborhoods Element and the Strategic Plan is the desire to decrease the transient nature of Tukwila's residents. While there are numerous factors that affect tenure, renting versus owning a home may increase transiency. Between 2006 and 2010, 23.2% of Tukwila's residential population moved to a different house in the previous year while only 18.5% of overall county residents moved in the same time period. Increasing home ownership options in the City may help decrease transiency.

Neighborhood Health

Overall, major chronic health indicators are significantly higher in Tukwila than in King County as a whole. Table 5 illustrates that average life expectancy is lower than the King County average, and that a higher percentage of Tukwila residents identified with chronic health indicators that can be linked to housing and the built environment.

Public Health –Seattle & King County assert that housing and the built environment have direct impacts on public health, including: fire, exposure to toxins, exposure to moisture and allergens, physical activity, better nutrition, timely use of health care, and spending on necessities (Health Housing, Healthy Communities, 2014).

Table 5: Health Indicators in Tukwila and King County

Indicator*	% Tukwila Residents	% King County Residents
Life expectancy at birth (year)	79.9	81.5
Did not participate in physical activity	24	15
Obese (BMI >=30)	32	21
Current smoker	20	11
Have current asthma	8	8
Motor vehicle accident injury/death	8.3	6.2

* 2007-2011 averages, data for Tukwila and SeaTac

Source: Public Health – Seattle & King County

Crime and Perceived Safety

Reported residential burglaries can be used as an indicator for overall crime and safety in Tukwila's residential neighborhoods. Overall the City has a higher number of residential burglaries (incidents) per household than other South King County cities, as shown in Table 6.

Table 6: Comparison of Residential Burglaries

	Incidents	Households	# Incidents Per Household
Tukwila	171	7,300	0.023
SeaTac	179	9,794	0.018
Burien	245	16,471	0.015
Kent	310	35,675	0.009
King County	2204	796,555	0.003

Source: 2012 Crime Data

Table 7: Reported Residential Burglaries in Tukwila, 2004-2014

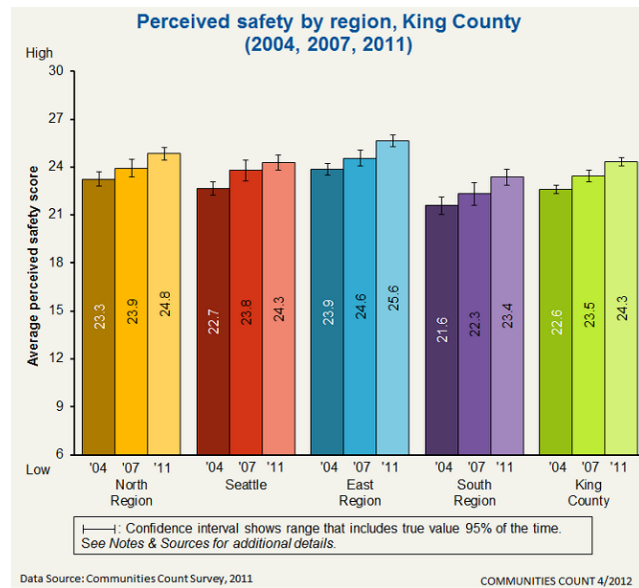
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Yearly Total	92	138	132	161	203	205	211	193	171	118	130
Monthly Average	8	12	11	13	17	17	18	16	14	10	11

Source: Tukwila Police, 2015

According to data from Tukwila Police (Table 7), from 2004 to 2014 there were an average of 195 reported burglaries in residential areas every year. This rate went up in 2008, most likely linked to the economic downturn, but has fallen since 2011. 2014 had the lowest number of reported residential burglaries since 2006.

Perceived safety addresses how safe residents feel in their neighborhoods. This includes if and how often residents worry about their safety, the safety of their children, and the safety of their homes. A Communities Count survey conducted in 2004, 2007, and 2011, found that residents across King County, including the South King County sub-region, worried less about safety in 2011 than they had in 2004, as shown in Figure 14. This data does not provide information specific to Tukwila residents, but illustrates a general trend in actual and perceived safety in neighborhoods. The trend in an increased sense of perceived safety is consistent with lower rates of residential burglary in the City.

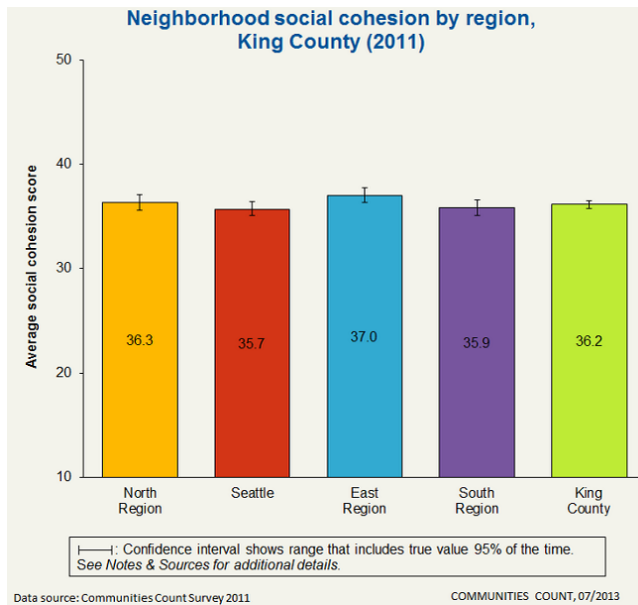
Figure 14: Perceived Safety by Region



Source: Communities Count, 2011

Social Cohesion

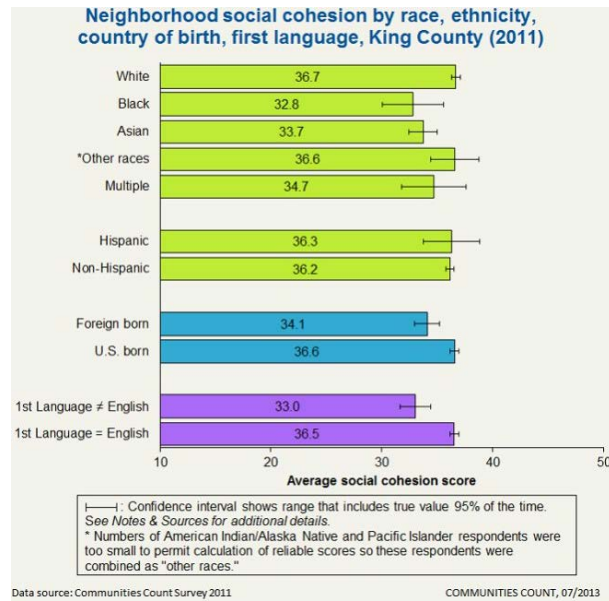
Social cohesion is commonly defined as mutual trust among neighbors combined with a willingness to intervene on behalf of the common good. Neighborhoods with high levels of social cohesion tend to have lower rates of turnover and violence.

Figure 15: Neighborhood Social Cohesion by Region

Source: Communities Count, 2011

Based on 2011 survey data, the mean social cohesion score for King County was 36.2, with a possible range from 10 (low) to 50 (high). South King County communities had a slightly lower score of 35.9, the second lowest in the region, as illustrated in Figure 15. While survey data specific to Tukwila is unavailable, the data for South King County can be used to as an indicator for the City.

The demographics of a neighborhood, including country of birth, primary language, age, race, and gender are tied to social cohesion, as shown in Figure 16. On the whole, white residents are more likely to feel a sense of cohesion than non-white residents, and foreign born residents with limited English proficiency have even lower rates. Tukwila is a majority-minority city, meaning that the majority of residents are non-white, and approximately one-third of residents are foreign born. These demographics may be a contributing force to the lower social cohesion score in South King County.

Figure 16: Neighborhood Social Cohesion by Demographics

Source: Communities Count, 2011

A neighborhood is not only made up of physical attributes. Some advantages of living in an urban environment are the connections and opportunities that can happen when neighbors interact with one another. The people who live and work in a neighborhood represent a wealth of different resources. Examples of some common ways members of a neighborhood can benefit from social cohesion include formation of networks for lending tools, working together to improve a neighborhood green space, helping a neighbor with yard maintenance, or formation of a neighborhood emergency preparedness hub.

Existing examples of activities in Tukwila's neighborhoods that encourage social cohesion:

- Block watches
- Council chats
- Parks and Recreation programs
- City events: Night Out Against Crime, Backyard Wildlife Festival
- Religious organizations
- School activities
- Work parties/stewardship

V – NEIGHBORHOOD PROFILES

Allentown

QUICK FACTS ON ALLENTOWN

Housing Stock:

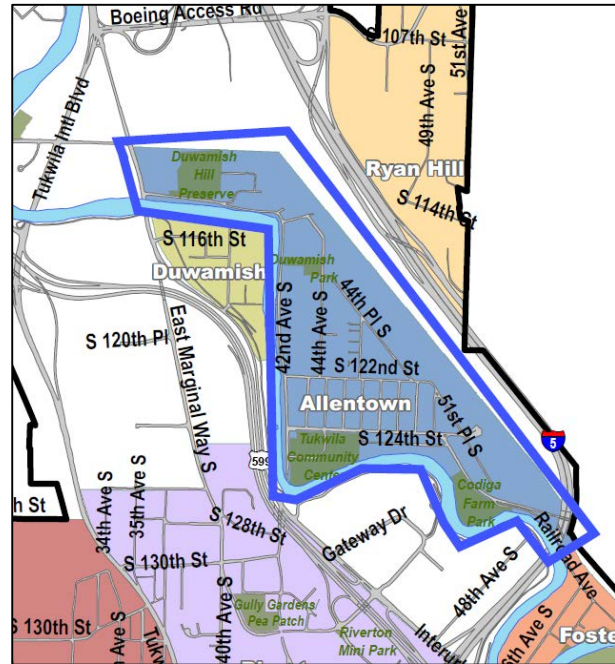
- 384 single family homes – including 24 mobile homes
- 4 apartments
- No condos
- Older homes – 50% built before 1950
- 52 rental units
- 87% owner-occupancy rate

Services, Amenities, and Connectivity

- Tukwila Community Center
- Duwamish Gardens
- Duwamish Hill Preserve
- Duwamish Park
- Codiga Park
- Green River Trail
- Pedestrian Bridge to the Duwamish Neighborhood
- Fire Station 53
- Surplus Fire Station property
- Students attend Tukwila Elementary, Showalter Middle School, Foster High School, or Aviation High School
- Few sidewalks
- Minimal existing/potential neighborhood-supportive commercial within walking distance (see orange circled areas at right)
- Walk Score¹ of 43 (score of 100 = most walkable)

Policy Issues:

- Narrow, 3,000 square foot lots
- Non-conforming uses
- Truck traffic
- Property maintenance
- Small lot development
- Potential for 177 ADUs



Cascade View

QUICK FACTS ON CASCADE VIEW

Housing Stock:

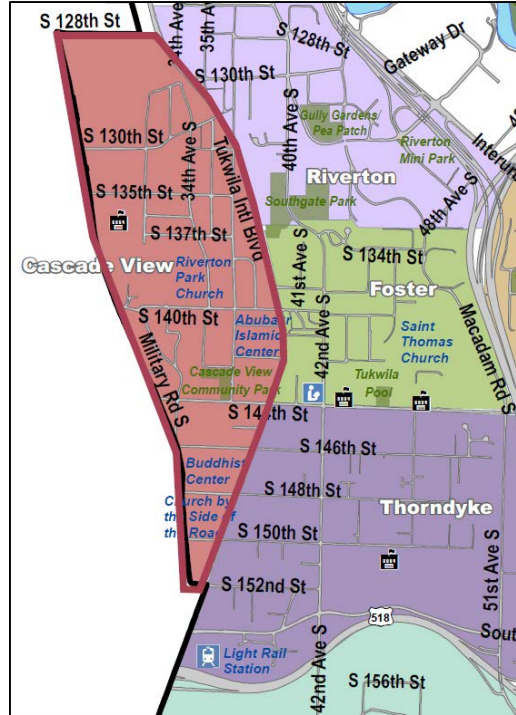
- 540 single family homes – including 19 mobile homes
- Most single-family built in 1940s
- 675 apartments
- 70 condos
- 709 rental units
- Multifamily built in 1960-1980s
- 45% owner-occupancy rate

Services, Amenities, and Connectivity

- Cascade View Elementary
- Cascade View Community Park
- Students attend Cascade View Elementary, Showalter Middle School, and Foster High School
- Businesses along TIB within walking distance, including neighborhood commercial node at S. 144th St./TIB
- Few sidewalks
- Walk Score of 40 (score of 100 = most walkable)

Policy Issues:

- Small lot development
- Lack of sidewalks/infrastructure for Safe Routes to School
- Vacant parcels with potential for commercial/mixed-use development
- Potential for 238 ADUs



Duwamish

QUICK FACTS ON DUWAMISH

Housing Stock:

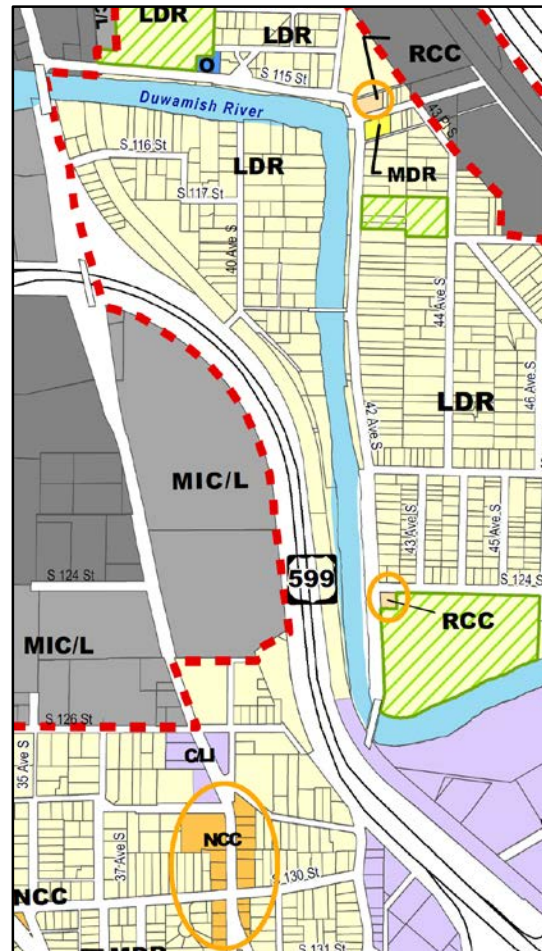
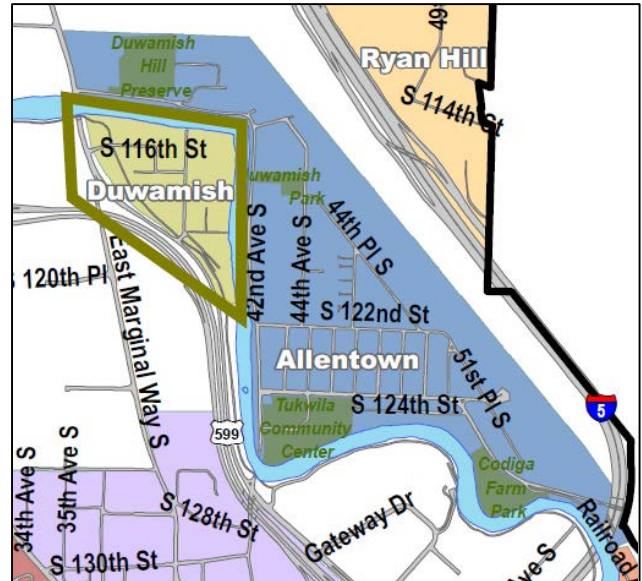
- 83 single family homes – including 6 mobile homes
- No apartments or condos
- 13 rental units
- 84% owner-occupancy rate
- Older homes – 70% of homes constructed before 1950

Services, Amenities, and Connectivity

- Green River Trail
- Pedestrian bridge over Duwamish River connects to Allentown
- Access to the shoreline
- Students attend Tukwila Elementary, Showalter Middle School, and Foster High School
- No commercially zoned parcels within the neighborhood
- Minimal existing/potential neighborhood-supportive commercial within walking distance (see orange circled areas at right)
- Few sidewalks
- Walk Score of 24 (score of 100 = most walkable)

Policy Issues:

- Property maintenance
- Potential for 53 ADUs
- Larger parcels (approx. 10,000 sf) ineligible for subdivision



Foster

QUICK FACTS ON FOSTER

Housing Stock:

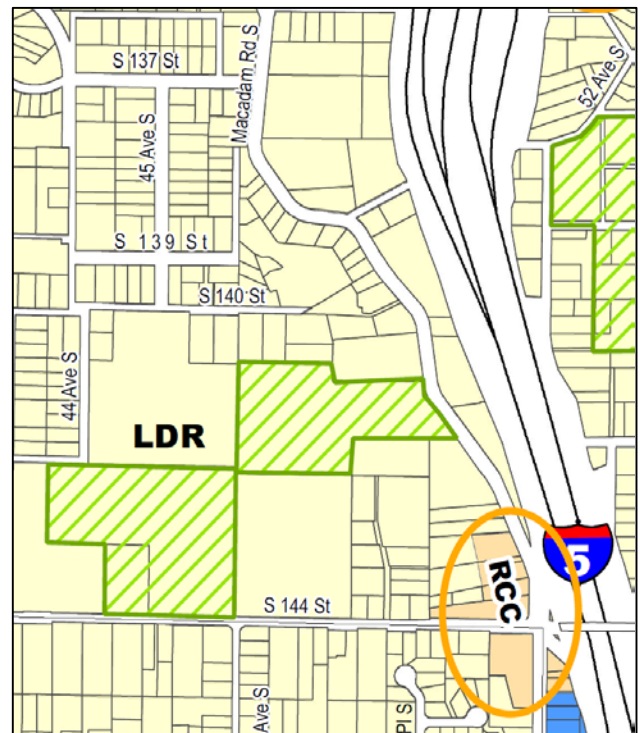
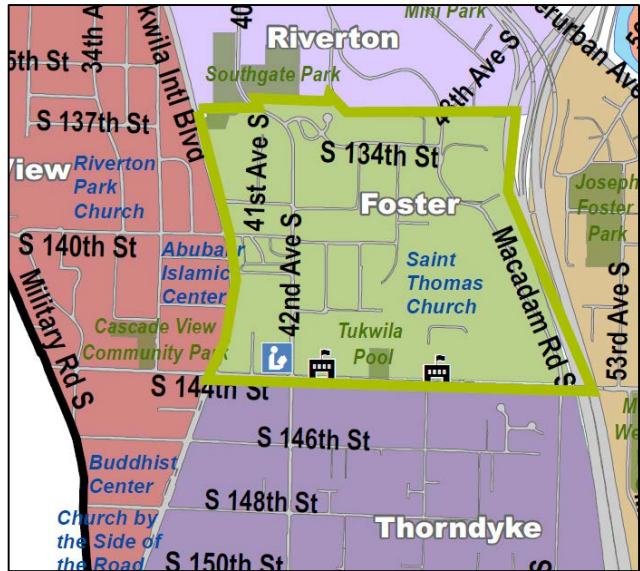
- 235 single family homes – including 9 mobile homes on single-family lots
- Southgate Estates Mobile Home Park
- 124 apartments
- 46 condos
- 193 rental units
- 50% owner-occupancy rate
- Newer homes – 25% of homes constructed between 2000-2009

Services, Amenities, and Connectivity

- Tukwila Pool
- Foster High School
- Showalter Middle School
- Foster Library
- Students attend any of three Tukwila elementary schools, Showalter Middle School, and Foster High School
- Businesses along TIB within walking distance for western portion of neighborhood (see orange circled areas at right)
- Few sidewalks
- Walk Score of 38 (score of 100 = most walkable)

Policy Issues:

- Property maintenance
- Sensitive Areas (steep slopes, streams, wetlands) limit development
- Large development potential on Star Nursery properties
- Potential for 153 ADUs
- Risk of displacement for mobile home park residents



Foster Point

QUICK FACTS ON FOSTER POINT

Housing Stock:

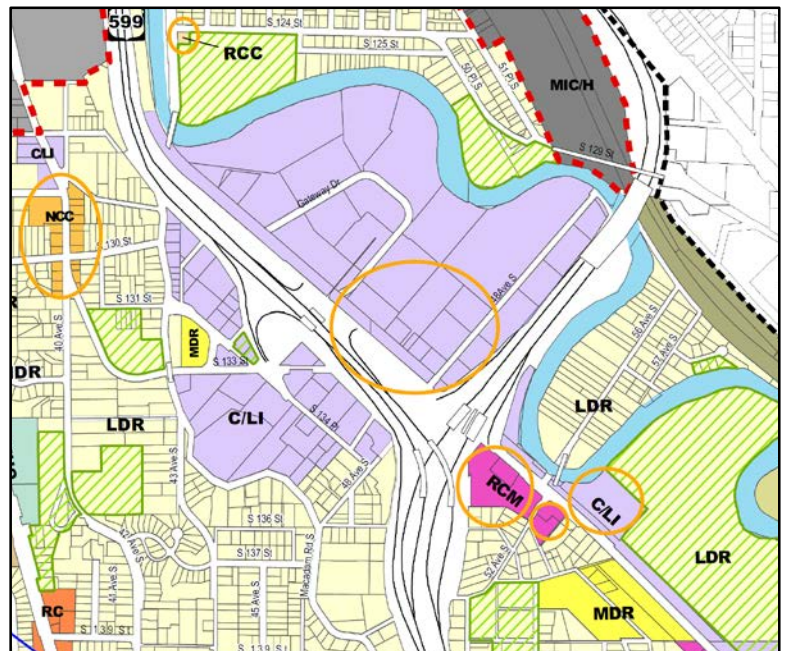
- 61 single family homes – including 2 mobile homes
- 7 apartments
- No condos
- 13 rental units
- 81% owner-occupancy rate
- 1/3 of homes constructed before 1940
- 25% of homes constructed after 2000
- Smaller unit size than City average

Services, Amenities, and Connectivity

- Pamela Drive Open Space
- 57th Avenue S Park
- Foster Golf Links
- Green River Trail
- Students attend Tukwila Elementary, Showalter Middle School, and Foster High School
- Businesses associated with Foster Golf Links and Gateway office complex within walking distance for western portion of neighborhood (see orange circled areas at right)
- Few sidewalks
- Walk Score of 18 (score of 100 = most walkable)

Policy Issues:

- Property maintenance
- Larger parcels (approx. 10,000 sf) ineligible for subdivision
- Odor impacts from rendering plant
- Majority of parcels located in Shoreline Management Area
- Non-conforming uses
- Potential for 31 ADUs



McMicken Heights

QUICK FACTS ON MCMICKEN HEIGHTS

Housing Stock:

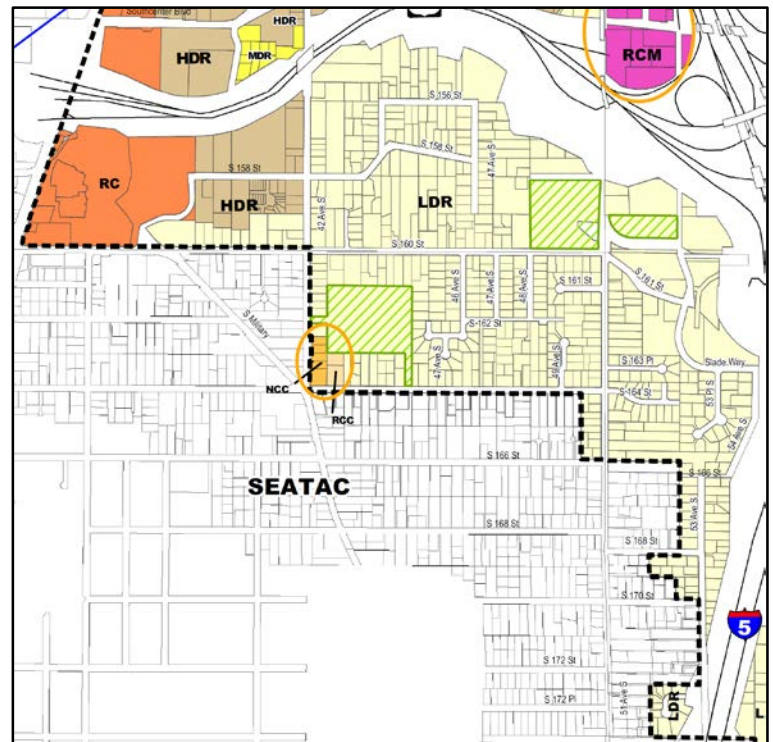
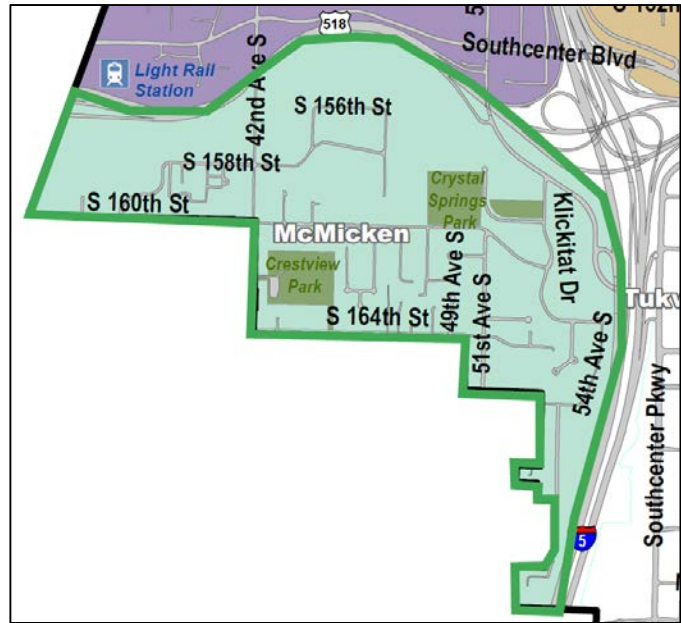
- 528 single family homes – including 4 mobile homes
- 135 apartments
- 137 condos
- 169 rental units
- 79% owner-occupancy rate
- Over 50% of homes constructed between 1950-1970

Services, Amenities, and Connectivity

- Crestview Park
- Crystal Springs Park
- Students attend Thorndyke Elementary, Showalter Middle School, and Foster High School; students living south of S 160th attend Highline Public Schools
- Several businesses located within walking distance in southwest portion of neighborhood along Military Road S (see orange circled areas at right)
- Few sidewalks
- Walk Score of 39 (score of 100 = most walkable)

Policy Issues:

- Limited sewer infrastructure in north and east areas of neighborhood
- Sensitive Areas (steep slopes, streams, wetlands) limit development
- Small-scale multi-family development
- Prevalence of larger lots with private access roads
- Potential for 354 ADUs



Riverton

QUICK FACTS ON RIVERTON

Housing Stock:

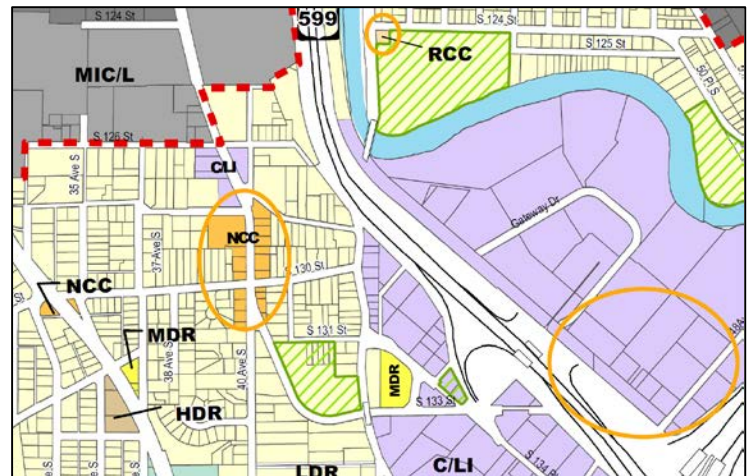
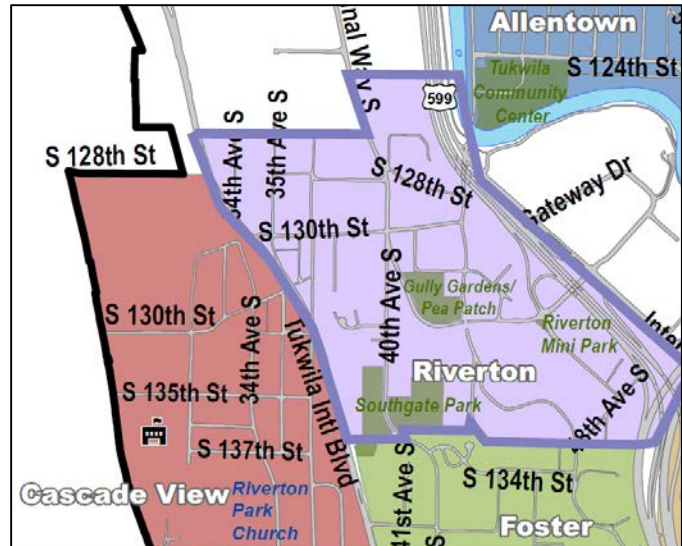
- 304 single family homes (including 6 mobile homes)
- Canyon Mobile Home Park
- 22 apartments
- 0 condos
- 69 rental units
- 81% owner-occupancy rate
- Older homes – Over 50% of homes constructed before 1950
- Larger homes – Over 40% of homes have 3 bedrooms

Services, Amenities, and Connectivity

- Riverton Park
- Riverton Mini Park
- Southgate Park
- Students attend any of three Tukwila elementary schools, Showalter Middle School, and Foster High School
- There is a neighborhood commercial node at S. 130th and East Marginal Way, but otherwise there is minimal neighborhood-supportive commercial within walking distance (see orange circled areas at right)
- Few sidewalks
- Walk Score of 36 (score of 100 = most walkable)

Policy Issues:

- Sensitive Areas (steep slopes, streams, wetlands) limit development
- Vacant parcels with potential for commercial/mixed-use development
- Small-scale multi-family development
- Potential for 150 ADUs
- Risk of displacement for mobile home park residents



Ryan Hill

QUICK FACTS ON RYAN HILL

Housing Stock:

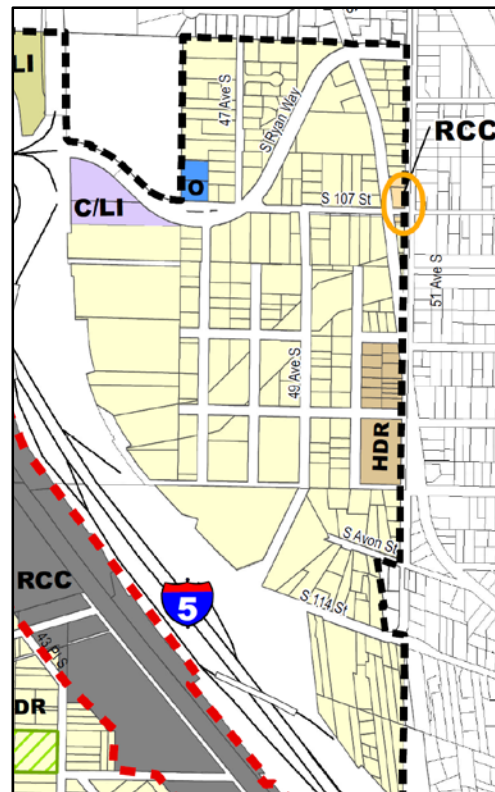
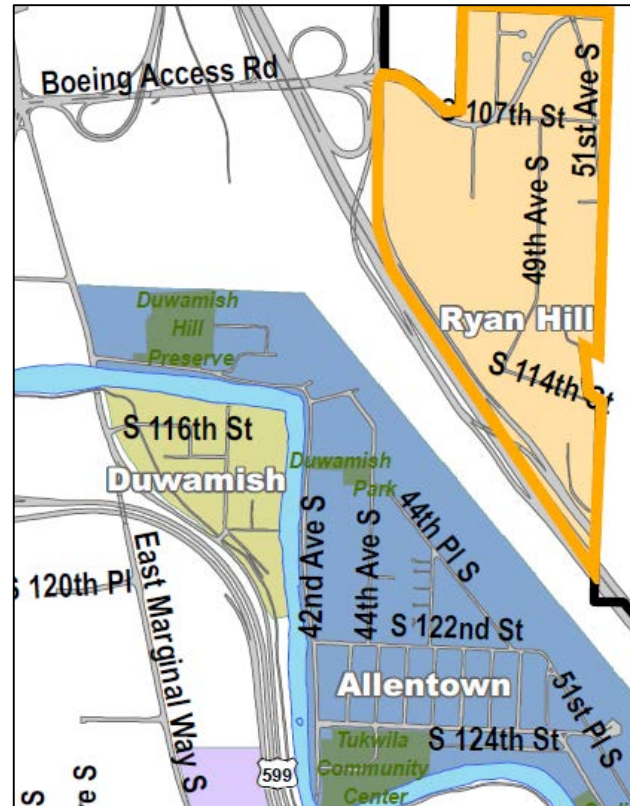
- 121 single family homes – including 1 mobile home
- 65 apartments
- 0 condos
- 84 rental units
- 41% owner-occupancy rate
- Older homes – 75% of homes constructed before 1950
- Larger homes – Over 40% of homes have 3 bedrooms

Services, Amenities, and Connectivity

- No parks or City facilities
- Kubota Gardens within walking distance
- Students attend Seattle Public Schools
- Minimal existing/potential neighborhood-supportive commercial within walking distance (see orange circled areas at right)
- Few sidewalks
- Walk Score of 28 (score of 100 = most walkable)

Policy Issues:

- Limited sewer infrastructure limits development
- Sensitive Areas (steep slopes, streams, wetlands) limit development
- Vacant parcels with potential for commercial/mixed-use development
- Potential for 63 ADUs



Thorndyke

QUICK FACTS ON THORNDYKE

Housing Stock:

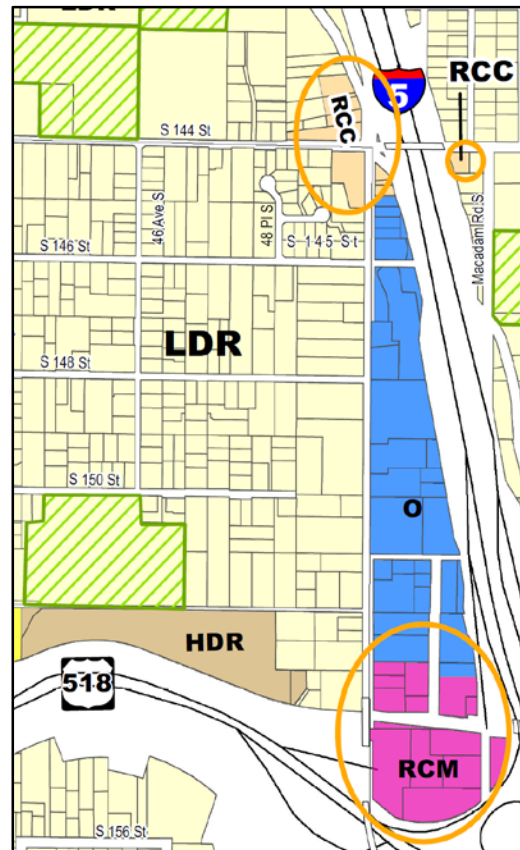
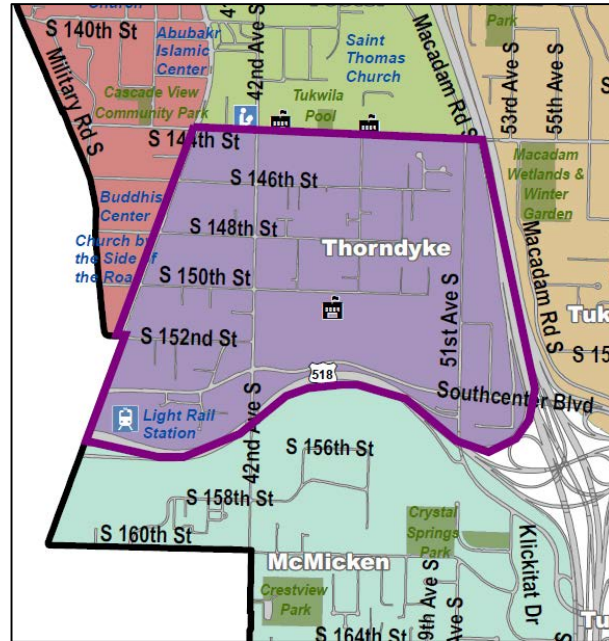
- 466 single family homes – including 15 mobile homes
- Orchard Trailer Park
- Rainbow Trailer Haven
- 884 apartments
- 0 condos
- 765 rental units
- 43% owner-occupancy rate
- 2:1 ratio of apartments to single-family homes

Services, Amenities, and Connectivity

- No parks
- Thorndyke Elementary
- Fire Station 54
- Police Resource Center
- Students attend Thorndyke Elementary, Showalter Middle School, and Foster High School
- Businesses along TIB within walking distance
- Other areas with potential for neighborhood-supportive commercial uses are near off-ramp from I-5 and along 51st Ave S (see orange circled areas at right)
- Few sidewalks
- Walk Score of 45 (score of 100 = most walkable)

Policy Issues:

- Greater infill capability because of established infrastructure and relative lack of sensitive areas
- Vacant parcels along TIB and Southcenter Blvd have potential for multi-family development
- Potential for 263 ADUs
- Risk of displacement for mobile home park residents



Tukwila Hill

QUICK FACTS ON TUKWILA HILL

Housing Stock:

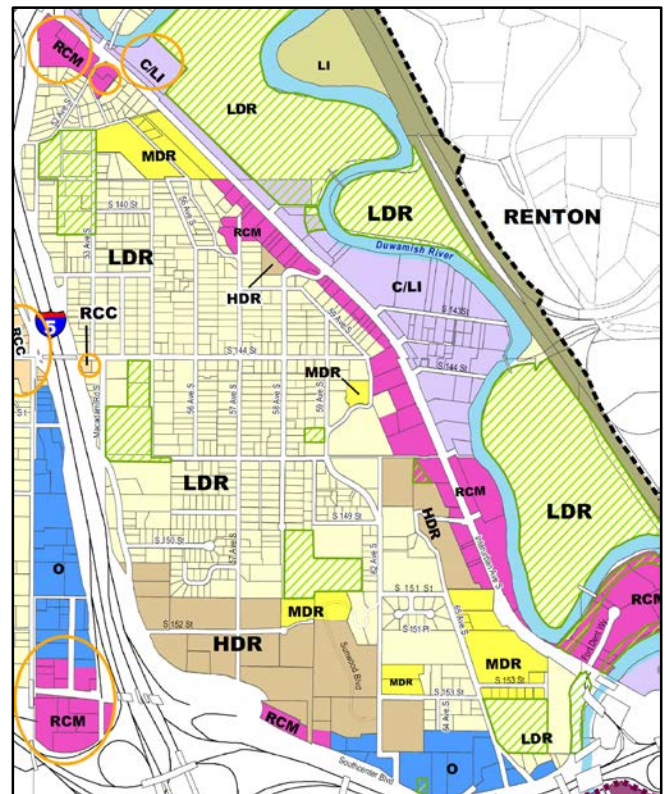
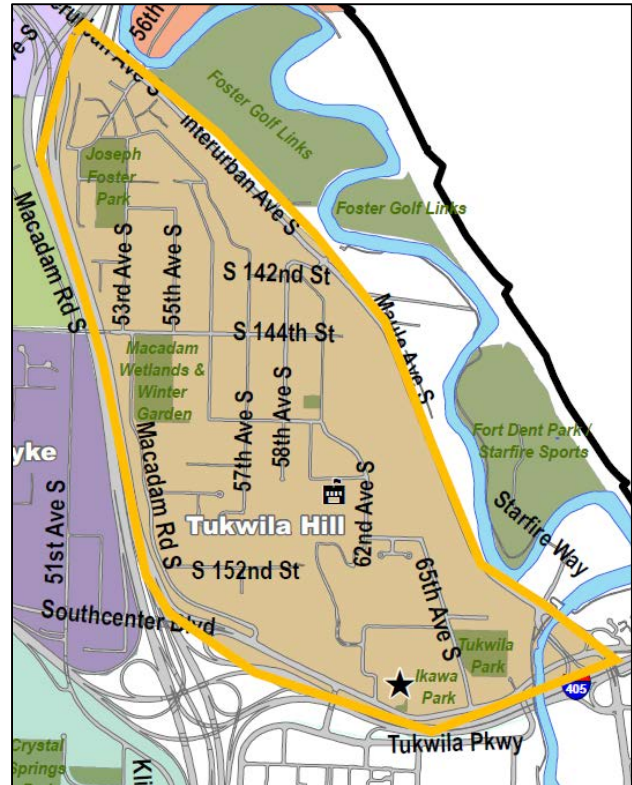
- 572 single family homes – including 2 mobile homes
- 1315 apartments
- 590 condos
- 1240 rental units
- 50% owner-occupancy rate
- 70% of City's condos
- 25% of housing constructed after 1970

Services, Amenities, and Connectivity

- Greatest concentration of parks and City facilities (see Appendix E for full list)
- Students attend Tukwila Elementary, Showalter Middle School, and Foster High School
- Southcenter businesses are within walking distance for the southern portion of neighborhood. Other nearby commercially-zoned properties circled in orange at right.
- Extensive sidewalk and trail system
- Walk Score of 31 (score of 100 = most walkable)

Policy Issues:

- Greater infill capability because of established infrastructure and relative lack of sensitive areas
- Majority of parcels south of S 144th are larger (approx.. 10,000 sf) but ineligible for division
- Majority of parcels north of S 144th eligible for division
- Non-conforming uses
- Potential for 372 ADUs



VI – APPENDICES

Appendix A: Community Conversations Survey Results

Tukwila Comprehensive Plan Survey

March 6th and March 8th, 2014

Report Completed by Max Baker

REPORT SUMMARY

On March 6th and March 8th, 2014, the City of Tukwila held Community Conversation open houses to gather community feedback regarding housing, business, food access and service needs along the Tukwila International Blvd Corridor. This report outlines the results of the surveys as well as results from surveys collected online.

DATA RESULTS

TOTAL NUMBER OF SURVEYS COMPLETED: 3/6: 16; 3/8: 31

Note: Not all participants responded 100% to every question. Some participants responded to multiple choices. Percentages may vary depending on the nature of the question. Please refer to attached Excel spreadsheet for additional information regarding individual population totals.

HOUSING

March 8th

% Total: March 6th

1. Do you live in a		
a. House	88%	74%
b. Apartment	6%	16%
c. Mobile Home	0%	6%
d. Other: Condo	6%	3%
2. Are you happy with your house/apartment?		
a. Yes	94%	87%
b. No	6%	13%
c. Don't know/Did not respond	0%	0%
3. What do you like about it?		
a. Number of bedrooms	56%	35%
b. Cost	63%	45%
c. Outdoor space/yard	81%	61%
d. Easy to park my car	69%	48%
e. Building is well taken care of/in good shape	44%	35%
f. Other		
• Quiet neighbors	6%	3%

• Pool and tennis courts	6%	0%
• Close to transit	6%	0%
• Close to trails	0%	3%
• Not a lot of traffic	0%	3%
• Central location	0%	3%
4. What would you like to change?		
a. More bedrooms	13%	6%
b. Larger living spaces	25%	10%
c. Lower cost	19%	19%
d. Better maintenance of building	25%	23%
e. More parking	6%	13%
f. More/better outdoor space	31%	29%
g. Other		
• Smaller homes	13%	0%
• More living spaces	6%	0%
• Better insulation/sound proofing	6%	0%
• Better neighbors	6%	0%
• Road buffers	0%	6%
• Lot size	0%	3%
• More bathrooms	0%	3%
• Sidewalks	0%	3%
• Sidewalks on 164 th	0%	3%
5. If you live in or were to move into an apartment,		
		<u>% of Total Residents Surveyed</u>
which <u>three</u> spaces would you use most?		
a. Common/Party Room	31%	32%
b. Vegetable/Gardening Space	63%	58%
c. Exercise Room/Equipment	25%	52%
d. TV/Game Room	19%	13%
e. Playground	19%	16%
f. Barbeque/Picnic Area	69%	23%
g. Indoor Sport Court	0%	29%
h. Outdoor Paved Area	13%	10%
i. Grass Yard	19%	29%
j. Indoor Play Area	0%	13%
k. Other		
• Pool	6%	0%
• Parking area	0%	3%
• Library	6%	0%
• Croquet	6%	0%
• Tennis court	6%	0%

NEIGHBORHOOD

1. Why do you live in your neighborhood in Tukwila?			<u>% of Total Residents</u>
	<u>Surveyed</u>		
a. I like my house/apartment		88%	48%
b. Cost		44%	42%
c. Close to mosque/church		19%	16%
d. Close to family		19%	35%
e. Close to bus/light rail		50%	35%

f. Close to school	13%	26%
g. Close to stores and restaurants	50%	16%
h. Close to work	25%	26%
i. Close to people from my country	6%	13%
j. Other		
• I like Tukwila	0%	6%
• Close to freeway	0%	3%
• People from other countries	6%	0%
• Close to trails	6%	3%
• Outside of Seattle w/ similar benefits	6%	0%
• Property ownership	0%	6%
• Near Renton	0%	3%
• Neighborhood w/ sidewalks	0%	3%
• Forests and river	0%	3%
• Like my neighbors	0%	3%
• Size of property	0%	3%
2. Are you planning to move out of Tukwila in the next few years?	<u>% of Total Residents</u>	
<u>Surveyed</u>		
a. Yes	19%	13%
b. No	81%	71%
c. Don't know/Did not respond	0%	16%
d. If yes, why?		
• Too expensive	6%	0%
• To find better apartment	0%	3%
• I want a house	6%	0%
• Too far from work	0%	3%
• Too far from family	0%	6%
• House value down, can't move	0	3
• Mismanaged school district	0	6
• Would like to see city improvement of residential areas	0	3
• Speeding on our street	0	3
• Neighbors with pitbulls	0	3
• Larger property	0	3
• Limited economic opportunities	0	3
• Less community engagement	0	3
• Feel less welcome as a white resident	0	3
• Retired	6%	0%
3. What 1 - 2 new businesses do you need in your neighborhood?	<u>% of Total Residents</u>	
<u>Surveyed</u>		
a. Grocery stores: Winco/Safeway		22%
b. Bulk stores: Walmart/Sams/Costco		21%
c. Ethnic specific restaurants		12%
d. Dollar store on 99		5%
e. Gym (or lower cost at TCC)		4%
f. Family Resource Center		4%
g. More houses		4%
h. Urgent care/ health clinic		3%
i. Car wash		2%
j. Health food or Natural Food store		2%
k. Bigger library		2%

l. US bank	2%
m. Auto parts	1%
n. Dental office	1%
o. Ice skating rink	1%
p. Laundry	1%
q. Cheaper commercial space (to own business)	1%
4. What 1 - 2 businesses are problems in your neighborhood?	<u>% of Total Residents</u>
<u>Surveyed</u>	
a. Motels	13%
b. Déjà vu/Showgirls	13%
c. Casino	5%
d. Somali businesses	5%
e. Mini marts/convenience stores	4%
f. Too many mobile homes	2%
g. Pavilion	2%
h. Liquor store/smoke shops	2%
i. Too much fast food	1%
5. Are the services you need (childcare, healthcare, citizenship classes, Government agencies) available in your area?	<u>% of Total Residents</u>
<u>Surveyed</u>	
a. Yes	61%
b. No	28%
c. Don't know/Did not respond	11%
d. What services are missing?	
• DSHS	15%
• Health Clinic	11%
• Citizenship classes	7%
• Child care	5%
• Department of Licensing	4%
• Low Income Housing	3%
• ESL Classes	2%

ACCESS TO FOOD

1. Can you buy the kinds of food you want near your home?	<u>% of Total Residents</u>
<u>Surveyed</u>	
a. Yes	71%
b. No	21%
c. Don't know/Did not respond	8%
d. If no, what kind of food is hard to get?	
• Ethnic specific food	8%
• Costco	6%
• Food too expensive (need to travel out of area)	4%
• Farmer's Market	4%
• Lack of Grocery Stores – McCadam Rd	3%
• Food Bank is too far	1%
2. Where do you and your family get most of your food?	<u>% of Total Residents</u>
<u>Surveyed</u>	
a. Large grocery store	87%
• Saars	40%

• WINCO	8%
• Safeway	7%
• Seafood City	3%
• SAMS	3%
• Thriftway	1%
b. Big Box Department Store	55%
• Costco	28%
• Wal-Mart	17%
• Target	3%
• Fred Meyer	1%
c. Dollar store	17%
d. Small store/butcher/produce stand	7%
e. Food bank*	16%
f. Ethnic grocery store (Halal, Latino, other)	52%
g. Restaurants/Prepared food (Subway, fast food, pizza)	16%
h. Convenience store (7-11, Mini Mart, gas station)	13%
i. Other	
• Hardware	1%
• Grocery Outlet	1%
• Cambodian Store in White Center	1%

COMMON THEMES & VARIANCES ACROSS COMMUNITIES

After reviewing the data collected, several common themes surfaced regarding usage of current services and the need for new ones.

HOUSING

The majority of residents interviewed lived within a house, with the next largest group living in apartments. Few residents lived in mobile homes or condos.

When asked which things they would change if given the opportunity, the top two responses among both groups was more/better outdoor space and better maintenance of their building.

Three spaces that residents surveyed on 3/6 would use the most if available either in their apartment complex or home were Barbeque/Picnic Area, Vegetable Gardening Space and Exercise Room/Equipment. For the 3/8 group, they were Common/Party Room, Vegetable Gardening Space, and Exercise Room/Equipment.

NEIGHBORHOOD

The main reason cited by both groups for living in their neighborhood in Tukwila was that they liked their house/apartment. This response was 88% for those on 3/6, which was higher than the 48% cited on 3/8. Cost, proximity to transportation and work were of similar importance for both groups.

The 3/8 group cited being close to family and people from their own country more often, showing a higher priority for social needs.

NEW BUSINESSES

Hands down, the largest requests came from a desire for a better large grocery store in the neighborhood. Access to quality and specialty groceries was also a recurring theme, with many residents expressing a desire for more organic and local produce. Very few of the responses requested a large box store, like a Costco or a Wal-Mart. Another popular choice was for more cafes and bakeries, especially along TIB.

PROBLEM BUSINESSES

While many residents indicated appreciation for the recent closure of some of the motels on TIB, their top choice as problem businesses were the motels, followed by Déjà vu/Showgirls and casinos.

Other complaints regarding local businesses referred to the parking lots surrounding some of the Somali businesses on TIB. Complaints were also recorded regarding smoke shops/liquor stores and tenants running illegal business practices, such as car rental agencies also selling vehicles.

SERVICES

56 % of participants surveyed on 3/6 indicated satisfaction with access to services in the area, while only 42% did on 3/8. The top choice for new service in both groups was for a quality health clinic.

FOOD ACCESS

Both groups surveyed were similarly split on whether or not they could find the kinds of food desired near their homes. Many indicated that they had to travel to neighboring cities to find the type or quality of groceries desired. Those surveyed also often desired the creation of a Farmers Market and access to fresh food.

CURRENT SHOPPING LOCATIONS

Most residents purchased their food from a big box department store, with Costco and Fred Meyer being the most popular. 50% of the 3/6 group and 65% of the 3/8 group also shop at a large grocery store. A quarter of the 3/6 group cited a small store/butcher/produce stand as a resource vs. 10% of the 3/8 group, while the 23 % of the 3/8 group purchased prepared food from restaurants in comparison to only 6% of the 3/6 group. This indicates that the shopping styles were slightly different between the two groups when occurring outside of a grocery store.

Appendix B: Community Connectors Survey Results

Global to Local / City of Tukwila – Community Connectors Pilot Program

Tukwila Comprehensive Plan Survey

Conducted January 10, 2014-February 21, 2014

Report Completed by Alma Villegas

Community Programs Manager – Global to Local

COMMUNITY CONNECTORS:

Monica Dávalos – *Latino*

Reina Blandon – *Latino*

Osman Egal – *Somali*

Hafso Abdulla - *Somali*

Helber Moo – *Burmese*

Yasin Abdella - *Eritrean*

Rabeya Suraka – *Amharic and Arabic-speaking*

COMMUNITY HEALTH PROMOTERS:

Samantha Kunze-Garcia - *Latino*

Aisha Dahir - *Somali*

Zeineb Mohammed - *Eritrean / Arabic-speaking*

Linda Mo – *Burmese*

Abdishakur Ahmed – *Somali*

REPORT SUMMARY

Between January 10, 2014 and February 21, 2014, Global to Local Community Health Promoters (CHPs) and Community Connectors representing the Latino, Somali, Eritrean, Burmese and Arabic-Speaking communities conducted a total of 194 surveys of residents from these populations to gather community feedback regarding housing, business, food access and service needs along the Tukwila International Blvd Corridor. This report outlines the results of the surveys as well as some additional comments generated during the one on one field outreach.

Global to Local's CHPs engaged in a limited capacity in actual survey collection, as their main role was to support the Community Connectors by answering questions that generated throughout the course of the information gathering, as well as provide mentorship support on outreach and city services, on an as needed basis. The majority of the surveys were conducted by community leaders initially identified by the CHPs through their past relationships established as part of the Global to Local Community Leadership Development Program.

All seven Community Connectors (also referred to as leaders) are current residents of Tukwila, with some of them residing in the city for over 10 years, and thus possessing first hand information on where to best conduct outreach with members of their population and ensure a balanced representation of residents including youth, families, seniors as well as apartment residents and homeowners.

Community Connectors and Global to Local Community Health Promoters will be attending a community conversation on March 6, 2014 at Showalter Middle School in Tukwila to share information about their experience during the field work data collection process.

DATA RESULTS

TOTAL NUMBER OF SURVEYS COMPLETED: 194

COMMUNITIES SURVEYED: Latino, Somali, Burmese, Eritrean, Sudanese, Ethiopian, Nepali and other Arabic-speaking populations

Note: Not all participants responded 100% to every question. Some participants responded to multiple choices. Percentages may vary depending on the nature of the question. Please refer to attached Excel spreadsheet for additional information regarding individual population totals.

HOUSING **Surveyed**

% of Total Residents

6. Do you live in a	
a. House	25%
b. Apartment	71%
c. Mobile Home	3%
d. Other: Condo	1%
7. Are you happy with your house/apartment?	
a. Yes	48%
b. No	47%
c. Don't know/Did not respond	5%
8. What do you like about it?	
a. Number of bedrooms	41%
b. Cost	43%
c. Outdoor space/yard	20%
d. Easy to park my car	27%
e. Building is well taken care of/in good shape	25%

- | | | |
|--|-----|-----|
| f. Other | | |
| • Big space (i.e. living room, bedroom , kitchen, etc) | | 4% |
| • Closeness to services | | 1% |
| • Quiet neighbors | | 2% |
| • Close to work | | 1% |
| 9. What would you like to change? | | |
| a. More bedrooms | 53% | |
| b. Larger living spaces | | 36% |
| c. Lower cost | | 56% |
| d. Better maintenance of building | | 41% |
| e. More parking | | 28% |
| f. More/better outdoor space | | 21% |
| g. Other | | |
| • Mold | | 1% |
| • Laundry inside unit | | 2% |
| • Better appliances | | 1% |
| • Improved heating | | 2% |
| • Playground | | 1% |
| • More affordable | | 1% |
| • Better security | | 2% |
| • Better management | 1% | |
| • Cockroaches | | 1% |
| • Bad carpeting | | 1% |
| • Bad smell in apartment | | 1% |

10. If you live in or were to move into an apartment,

% of Total Residents Surveyed

which three spaces would you use most?

- | | | |
|------------------------------|-----|-----|
| a. Common/Party Room | 26% | |
| b. Vegetable/Gardening Space | 32% | |
| c. Exercise Room/Equipment | 47% | |
| d. TV/Game Room | | 18% |
| e. Playground | 44% | |
| f. Barbeque/Picnic Area | 13% | |
| g. Indoor Sport Court | 37% | |
| h. Outdoor Paved Area | 8% | |
| i. Grass Yard | 29% | |
| j. Indoor Play Area | 15% | |
| k. Other | | |
| • Laundry Inside Unit | 2% | |
| • Pool | 1% | |
| • Storage | 1% | |
| • Deck | 1% | |
| • Bigger Bathroom | 1% | |
| • Parking Area | 1% | |

NEIGHBORHOOD

2. Why do you live in your neighborhood in Tukwila?
Surveyed

% of Total Residents

- | | |
|------------------------------|-----|
| e. I like my house/apartment | 24% |
| f. Cost | 17% |

g. Close to mosque/church	46%	
h. Close to family		41%
i. Close to bus/light rail		34%
j. Close to school		53%
k. Close to stores and restaurants		35%
l. Close to work		15%
m. Close to people from my country	35%	
n. Other		
• I like Tukwila		4%
• Placed here by resettlement agency		3%
• Close to freeway		2%
• Close to airport		2%
• Parks		1%
• Two Family Home		1%
• Close to nonprofits		1%
• Close to mall		1%
• Disabled child		1%
6. Are you planning to move out of Tukwila in the next few years?		<u>% of Total Residents</u>
<u>Surveyed</u>		
a. Yes		20%
b. No		67%
c. Don't know/Did not respond		13%
d. If yes, why?		
• Too expensive		8%
• Too find better apartment		4%
• Too many gangs		3%
• Too a better area		3%
• I want a house		3%
• Too far from work		1%
• Too far from family		1%
7. What 1 - 2 new businesses do you need in your neighborhood?		<u>% of Total Residents</u>
<u>Surveyed</u>		
a. Grocery stores: Winco/Safeway		22%
b. Bulk stores: Walmart/Sams/Costco		21%
c. Ethnic specific restaurants		12%
d. Dollar store on 99		5%
e. Gym (or lower cost at TCC)		4%
f. Family Resource Center		4%
g. More houses		4%
h. Urgent care/ health clinic		3%
i. Car wash		2%
j. Health food or Natural Food store		2%
k. Bigger library		2%
l. US bank		2%
m. Auto parts		1%
n. Dental office		1%
o. Ice skating rink		1%
p. Laundry		1%
q. Cheaper commercial space (to own business)		1%

8. What 1 - 2 businesses are problems in your neighborhood?	<u>% of Total Residents</u>
<u>Surveyed</u>	
j. Motels	13%
k. Déjà vu/Showgirls	13%
l. Casino	5%
m. Somali businesses	5%
n. Mini marts/convenience stores	4%
o. Too many mobile homes	2%
p. Pavilion	2%
q. Liquor store/smoke shops	2%
r. Too much fast food	1%
9. Are the services you need (childcare, healthcare, citizenship classes, Government agencies) available in your area?	<u>% of Total Residents</u>
<u>Surveyed</u>	
a. Yes	61%
b. No	28%
c. Don't know/Did not respond	11%
d. What services are missing?	
• DSHS	15%
• Health Clinic	11%
• Citizenship classes	7%
• Child care	5%
• Department of Licensing	4%
• Low Income Housing	3%
• ESL Classes	2%

ACCESS TO FOOD

3. Can you buy the kinds of food you want near your home?	<u>% of Total Residents</u>
<u>Surveyed</u>	
a. Yes	71%
b. No	21%
c. Don't know/Did not respond	8%
d. If no, what kind of food is hard to get?	
• Ethnic specific food	8%
• Costco	6%
• Food too expensive (need to travel out of area)	4%
• Farmer's Market	4%
• Lack of Grocery Stores – McCadam Rd	3%
• Food Bank is too far	1%
4. Where do you and your family get most of your food?	<u>% of Total Residents</u>
<u>Surveyed</u>	
a. Large grocery store	87%
• Saars	40%
• WINCO	8%
• Safeway	7%
• Seafood City	3%
• SAMS	3%
• Thriftway	1%
b. Big Box Department Store	55%

• Costco	28%
• Wal-Mart	17%
• Target	3%
• Fred Meyer	1%
c. Dollar store	17%
d. Small store/butcher/produce stand	7%
e. Food bank*	16%
f. Ethnic grocery store (Halal, Latino, other)	52%
g. Restaurants/Prepared food (Subway, fast food, pizza)	16%
h. Convenience store (7-11, Mini Mart, gas station)	13%
i. Other	
• Hardware	1%
• Grocery Outlet	1%
• Cambodian Store in White Center	1%

COMMON THEMES & VARIANCES ACROSS COMMUNITIES

After reviewing the data collected, while there were some clear variances amongst different ethnic groups, for the most part several common themes surfaced regarding usage of current services and the need for new ones.

HOUSING

The majority of the immigrant/refugee population residing within the boundaries of the Tukwila city limits live in apartment buildings with 1/3 of the Latino and Somali communities either renting or owning a home. Most of the populations also indicated being unhappy with their living situation indicated by the responses of over 60% of Somali, Burmese and Eritreans. However, despite complaints regarding their living conditions, over 50% the Latino population indicated being pleased with their current apartment or home.

When asked which things they would change if given the opportunity, the top two responses among all populations was cost and number of bedrooms.

Three spaces that all residents surveyed would use the most if available either in their apartment complex or home were Playground, Exercise Room and Indoor Sport Court. However, over 78% of the Burmese population indicated a vegetable or garden space as their top choice.

NEIGHBORHOOD

Over 85% of both the Somali and Eritrean population indicated close access to their mosque or church as their top reason for living in Tukwila, with closeness to family and people from their country as their second reason. Several of those surveyed also indicated the desire for a traffic light between S 142nd & S 143rd so that families could have safe and secure access to the mosque from one side of International Blvd to the other.

The Latino and Burmese populations indicated closeness to school as their top reason, with both groups responding at a rate of over 65%.

Across all communities, over 60% of the responses indicated that they planned on staying in Tukwila, with the highest mobility predicted for the Eritrean and Arabic-speaking populations. Both of these communities indicated that while they would like to continue living in Tukwila, high cost of rent and living conditions motivate them to seek housing elsewhere. Several respondents indicated the desire for low

income housing in Tukwila as well as access to affordable commercial space so that they may start their own businesses at a reduced rate.

NEW BUSINESSES

Hands down, the largest requests came from a desire for a better large grocery store in the neighborhood with WINCO and Safeway listed as their top two choices. Over 1/3 of the responses also requested a large box store, like a Costco or a Walmart be located on TIB. A third choice for residents was a family resource center and a gym with a couple of those surveyed recommending cheaper options for resident use at the Tukwila Community Center.

PROBLEM BUSINESSES

While many residents indicated appreciation for the recent closure of some of the motels on TIB, their top choice as problem businesses were the motels, followed by Déjà vu/Showgirls and casinos as a far a third.

Other complaints regarding local businesses referred to the parking lots surrounding some of the Somali businesses on TIB, where due to a lack of security and structure, residents experience unsafe driving and gang activity. Complaints about gang activity was also mentioned in regards to the parking lots surrounding the mini marts and convenience stores like 7-11.

SERVICES

Over 60% of those surveyed did indicate satisfaction with access to services in the area. However, their top choices for new services included a Department of Social and Health Services and Department of Licensing offices as well as a Health Clinic and Low Income Housing.

FOOD ACCESS

Across all populations, over 60% of respondents indicated satisfaction with food access. However, many of those surveyed asked for lower cost options, as well as a Farmers Market and more Ethnic-specific restaurants and markets.

CURRENT SHOPPING LOCATIONS

Over 80% of residents shop at the Saars on S 144th, mainly because it's the only choice available to them. However, many indicated needing to travel to Burien or Renton to do their grocery shopping. Residents living up on Macadam Rd indicated their dissatisfaction with the lack of grocery stores in that area. A small number of responses also said that they have stopped using the food bank because on several occasions they have experienced receiving expired food.

Appendix C: Visual Preference Survey Results

Topic **Favorite**

Least Favorite

New Homes



Small Lot Homes



Accessory Units



Location of Garages



Duplexes





Town homes



Apartments



Mixed-Use



Businesses



Appendix D: Residential Focus Presentations

The Residential Focus presentations, presented to City Council in March and April 2015, can be accessed at the links below.

Residential Focus: Creating Safer Communities –

<http://records.tukwilawa.gov/WebLink8/1/doc/256947/Electronic.aspx>

Residential Focus: Improving the Quality of Housing –

<http://records.tukwilawa.gov/WebLink8/1/doc/257519/Electronic.aspx>

Residential Focus: Community Pride – <http://records.tukwilawa.gov/WebLink8/1/doc/257647/Electronic.aspx>

Appendix E: Expanded Neighborhood Profiles

Allentown

Housing Stock

Allentown is primarily a single-family home neighborhood, and has approximately 400 homes. Over 50% of the single-family homes in the neighborhood were constructed before 1950. There was less single family home construction in Allentown from 1950-1989 compared to the City average, but a greater percentage of homes in the neighborhood have been constructed since 1990 compared to the City as a whole (34% of single family homes were constructed since 1990 compared to 19% for the City as a whole). Allentown has a larger percentage of one- and two-bedroom single family homes than the City as a whole, has fewer four-bedroom units, and slightly fewer five and six bedroom units compared with the City average. The original plat of the neighborhood created 3,000 square foot lots. Many of the lots in the neighborhood do not meet the minimum lot size of 6,500 square feet, particularly those between S. 122nd and S. 124th streets. The King County Assessor's evaluation of the condition² of single family homes in the neighborhood is that 10% are above average (compared to 15% above average City-wide); and 7% are below average. The City-wide percent of single family homes that have been evaluated to be below average is 4%.

There is one four-unit apartment building that was constructed before 1940, and there are no condos in the neighborhood. The condition of the fourplex is "fair," which is defined by King County as some repairs are needed immediately and there is much deferred maintenance. According to Tukwila's rental housing database for 2013-2014, there are approximately 52 rental housing units in Allentown. The owner-occupancy rate for Allentown is approximately 87%.

Access to Services & Connectivity

Parks & City Facilities

According to the Parks, Recreation, and Open Space (PROS) element³, there are four parks in the Allentown neighborhood. Allentown is also home to the Tukwila Community Center, the City's only community center and a hub for recreation activities and social gatherings, and Fire Station 53.

² The King County Assessor provides condition and building grade (construction quality) data for single-family and multifamily housing. It does not provide condition data for mobile/manufactured homes.

³ Data from Tukwila Parks and Recreation's Parks, Recreation, and Open Space Plan (PROS), adopted February 2014. Access analysis is based on the walking or biking distance most people are willing to travel to reach parks, which is generally ¼ to ½ mile distance, or about five to ten minutes of travel time. Tukwila Parks and Recreation consider Local Parks to be of the greatest use to residents in regards to outdoor physical activity, recreation, and public gathering opportunities. Schools and other facilities can also serve these purposes in a similar manner.

Parks and Facilities in Allentown

Name	Type	Acreage
Duwamish Gardens	Future Park/Habitat Site	NA
Duwamish Hill Preserve	Special Use Park	8.7
Duwamish Park	Local Park	2.1
Codiga Park	Special Use Park	6.7
Tukwila Community Center	City Facility	NA
Fire Station 53	Fire Station	NA

Source: PROS, 2014; Tukwila GIS, 2004

Sidewalks & Trails

Allentown has a Walk Score⁴ of 43 and falls into the second lowest categories of “Car Dependent” in which almost all or most errands require a car; Thorndyke is the only neighborhood with a lower score (at 45). Possible factors for Allentown’s low score include the lack of sidewalks, and little to no retail in the neighborhood. However, this neighborhood has good access to the Green River Trail, which provides non-motorized access to employment sites to the north and south, as well as retail and entertainment opportunities. Most of these destinations are not within a 20-minute walk, but are within a half-hour bike ride.

Schools

The Allentown neighborhood is within the Tukwila School District’s boundaries. School age children living in Allentown most likely attend Tukwila Elementary, Showalter Middle School, and Foster High School. Allentown is relatively far away from Tukwila schools compared with other neighborhoods and the Tukwila School District provides bus service to this area for all grade levels. The nearest school to Allentown residents is Raisbeck Aviation High School, a math and science focused college-preparatory high school in the Highline School District, to which students from districts around the region may apply.

⁴ Walk Score measures the walkability of an address or neighborhood, analyzing hundreds of walking routes to nearby amenities. Points are awarded based on the distance to amenities including retail, services, employment, and transit, and pedestrian infrastructure such as block length and intersection density. Walk Scores are broken down into the following categories:

- 90-100 – Walker’s Paradise: Daily errands do not require a car
- 70-89 – Very Walkable: Most errands can be accomplished on foot
- 50-69 – Somewhat Walkable: Some errands can be accomplished on foot
- 25-49 – Car-Dependent: Most errands require a car
- 0-24 – Car-Dependent: Almost all errands require a car

Neighborhood-Supportive Commercial Uses⁵

There are limited neighborhood-supportive commercial uses in the Allentown neighborhood, and because of the neighborhood's location between the Green River and I-5 freeway, there is limited access to commercial uses in neighboring areas.

There is a convenience store located in the north western part of the Allentown neighborhood. Residents also have access to pick-up Community Supported Agriculture (CSA) at the Tukwila Community Center. A few parcels located on S. 115th Street are zoned Regional Commercial Center (RCC) and Office (O) and can accommodate commercial uses. Given its location in the northern portion of the neighborhood, this area may cater to employees in the industrial areas to the north rather than neighborhood residents.

Commercial Uses in Allentown



Source: Tukwila GIS, 2015

⁵ Commercial uses in residential neighborhoods were identified through informal surveys of residents, institutional knowledge, and current zoning maps. This presents a general overview of commercial uses available to residents and does not represent a complete inventory.

Future Development

Parcel Characteristics

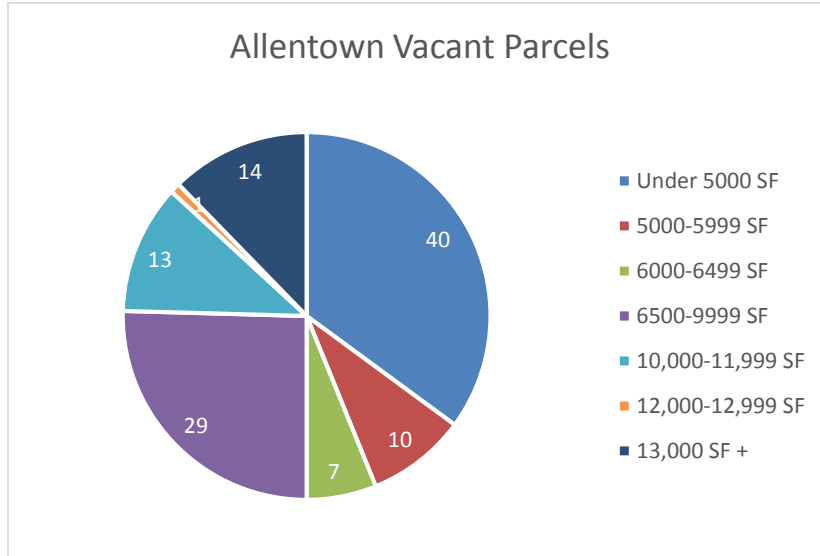
- Area between the river and S. 122nd was originally platted with lots that are 25-30 feet wide by 100 feet long.
- North of S. 122nd, parcels are generally larger. The parcels tend to be long, narrow lots (40 feet wide) and are around 10,000 square feet or have been combined over the years to create even larger lots. Parcels just east of the Duwamish Hill Preserve tend to be less narrow, but may be constrained by steep slopes.

Vacant Parcels

The figure below shows the number of vacant parcels in Allentown, separated into categories based on their size. About half of the vacant parcels meet the existing minimum lot size of 6,500 square feet. Fourteen parcels are over 10,000 square feet; large enough for one single family home but not quite big enough to subdivide into two separate lots. About half of the vacant parcels are under the minimum lot size.

- North side of Duwamish Hill: Steep slopes and the location of the shooting range likely inhibit development of these parcels.
- West side of BNSF Intermodal Yard: Several of these parcels are owned by BNSF, which has been purchasing property along the east side of the neighborhood. Parcels acquired by BNSF on the east side of 51st Place S. since the last Comprehensive Plan update have been used for expansion of the intermodal yard. The homes on the west side of the street remain.

Allentown Vacant Parcels



Source: Tukwila GIS, 2015

Subdivision Potential

There are a handful of vacant parcels south of S. 124th Street meeting the 6,500 square foot minimum lot size, each of which can be developed with a new single-family home. Most of the lots that can be subdivided are located in the area between S. 116th Street and S. 122nd Street. Lots in this area are generally 20,000 or 30,000 square feet. There are several vacant lots, some of which are large enough to be subdivided, in the neighborhood area on the east side of the Duwamish Hill Preserve.

Housing Options

Small Lot Development

Allentown has a prevalence of 3,000 square foot lots, as well as lots much larger than the minimum lot size but not quite big enough for subdivision under the existing development regulations. Through an agreement in 2008, the City allowed a developer to construct new homes on lots smaller than the minimum lot size, in exchange for an agreement with the developer to meet a variety of design standards, including requirements for vehicular access off an alley, variation in the façade design of the homes in the project, and front porches on all houses. A similar program could be considered for development on other lots that are smaller than the minimum lot size. This type of program could be similar to the Housing Options demonstration program approved in 2005.

Accessory Dwelling Unit Potential

There are currently 177 parcels in Allentown between 7,200-12,999 square feet. These parcels meet the minimum size for construction of an accessory dwelling unit.

Mobile Homes

There are 24 mobile homes on single-family lots in Allentown.

Cascade View

Housing Stock

Cascade View is Tukwila’s third-largest neighborhood in terms of the number of housing units. Most of the single-family homes in this neighborhood were developed in the 1940s to provide housing after WWII. Approximately one third of the single family homes are two-bedroom (10% more than the City average); a little over a third are three-bedroom homes, and a little less than a quarter are four-bedroom homes. Many of the lots located north of S. 140th Street in between TIB and 34th Ave S. are approximately 6,100 square feet, which is less than the existing 6,500 square foot minimum lot size. Only 10% of the single family homes in Cascade View have been developed since 1970. The King County Assessor’s evaluation of the condition of single family homes in the neighborhood is that 12% are above average (compared to 15% above average City-wide); 2% are in “fair” condition and none are in “poor” condition. The City-wide percentage of single family homes that have been evaluated to be below average is 4%.

A large amount of multi-family development was constructed in this neighborhood in the 1960s through the 1980s. All of the condos in the neighborhood were originally constructed as apartments from 1960-1989 and were later converted. All of the existing multifamily in Cascade View have been evaluated as being in average or in good condition according to the King County Assessor.

According to Tukwila’s rental housing database for 2013-2014, there are approximately 709 rental housing units in Cascade View. The owner-occupancy rate for Cascade View is approximately 45%.

Access to Services & Connectivity

Parks & City Facilities

The Cascade View neighborhood includes Cascade View Elementary, one of the Tukwila School District’s elementary schools, and one park, as shown in the table below.

Cascade View Parks and Facilities

Name	Type	Acreage
Cascade View Community Park	Local Park	2.4
Cascade View Elementary	School	NA

Source: PROS, 2014; Tukwila GIS, 2004

Sidewalks & Trails

Cascade View has a Walk Score of 40 and falls into the second lowest categories of “Car Dependent” in which almost all or most errands require a car. Possible factors for this low scores include the lack of sidewalks and marked crosswalks, and little to no retail in the neighborhood.

Schools

The Cascade View neighborhood is within the boundaries of the Tukwila School District. School age children living in the neighborhood will most likely attend Cascade View Elementary, Showalter Middle School, and Foster High School.

Neighborhood-Supportive Commercial Uses

The two major roads bounding to the east and west, Military Road S., and Tukwila International Boulevard (TIB) respectively, have numerous commercial uses including a variety of retail and services. While these commercial uses are located within and/or directly adjacent to the Cascade View neighborhood, limited pedestrian infrastructure, including lack of sidewalks and minimal designated crosswalks, may make it difficult for residents to access these commercial areas without a car.

A portion of the Tukwila International Boulevard Urban Renewal Overlay (URO) is located in the Cascade View neighborhood. Given the development incentives in this overlay district, this section of TIB will likely develop at a higher density and include a combination of residential and commercial uses.

Future Development

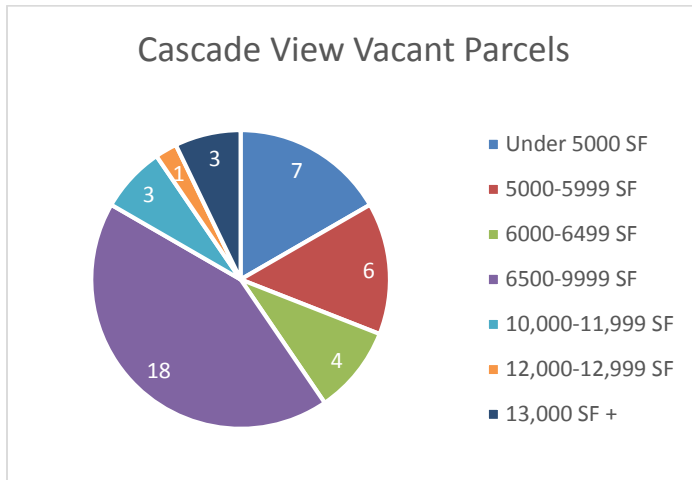
Parcel Characteristics

- Most original plats are from 1904-1907, with the exception of the ValVue Addition in 1944 and Wildwood Court in 1963.
- Original plats were small, and some included alleys, resulting in a wide variety of lot patterns.
- The area north of S. 140th Street and east of 32nd Ave S. has many lots just over 6,000 square feet, not meeting the minimum lot size.
- Parcels in the LDR zone are larger between S. 140th St. and S. 144th St., west of 37th Ave S.
- Many MDR and HDR zoned parcels developed with existing apartments or condos do not meet the minimum lot size, and/or the existing density is higher than what is allowed under existing zoning. This may hamper redevelopment of these parcels.

Vacant Parcels

The figure below shows the number of vacant parcels in Cascade View, separated into categories based on parcel size. Compared with the neighborhood size and number of existing housing units in Cascade View, there are few vacant parcels zoned for residential development (only 42). Additionally, the King County Assessor includes parcels that have mobile homes in their category of vacant single-family areas. Several parcels in Cascade View have mobile homes, including an entire block of parcels with the same owner on 35th Ave S. Of the parcels categorized as being vacant, well over half meet the existing minimum lot size of 6,500 square feet. Only 17 parcels do not meet the minimum lot size, and only four of the vacant parcels are over 10,000 square feet but less than 13,000 square feet.

Vacant Parcels in Cascade View



Source: Tukwila GIS, 2015

Infill Potential

Most of the single-family zoned property eligible for subdivision in Cascade View is located between Military Rd. S. and 32nd Ave S., from S. 132nd St. to S. 144th St. Parcels zoned MDR and NCC south of S. 144th St. and east of 37th Ave S. could be developed with additional dwelling units. There are several vacant parcels zoned NCC and RC south of S. 144th St. that can be redeveloped with a variety of uses, including multifamily dwelling units.

Housing Options

Accessory Dwelling Unit Potential

There are currently 238 parcels in Cascade View between 7,200-12,999 square feet. These parcels meet the minimum size for construction of an accessory dwelling unit.

Duwamish

Housing Stock

The Duwamish neighborhood is one of Tukwila's smallest, in terms of number of units and geographic size. It is similar in character to the nearby neighborhoods of Allentown and Riverton. Comparing the housing stock in Duwamish to housing stock conditions in the rest of the City is difficult because there are so few homes; the condition of a particular home is reflected in the statistics. Looking at the area generally, it is an older neighborhood; almost 70% of the homes in the neighborhood were constructed before 1950. It has a higher percentage of one and two-bedroom homes than the rest of the City, meaning that a handful of the homes in the neighborhood are one-bedroom and slightly less than 30 homes are two-bedroom. The neighborhood has a higher than average percentage of five-bedroom homes, most likely constructed during the period from 2000-2009 when several new homes were built in an area adjacent to East Marginal Way.

The King County Assessor's evaluation of the condition of the homes in the neighborhood is that the percentage of homes rated as being "average" condition is slightly less than the City average. There is a higher percentage of homes rated as below average, and a lower percentage of homes rated as above average.

According to Tukwila's rental housing database for 2013-2014, there are approximately 13 rental housing units in Duwamish and the owner-occupancy rate is approximately 84%.

Access to Services & Connectivity

Parks & City Facilities

There are no parks, open space, or facilities located in the Duwamish neighborhood. There are several parks and facilities in Allentown, the adjacent neighborhood to the east.

Sidewalks & Trails

Duwamish has a Walk Score of 24 and falls into the second lowest categories of "Car Dependent" in which almost all or most errands require a car. This is the second lowest score in the City. Possible factors for this low score include the lack of sidewalks and marked crosswalks, little to no retail in the neighborhood, and the geographic boundaries of the Duwamish River and Interstate 5.

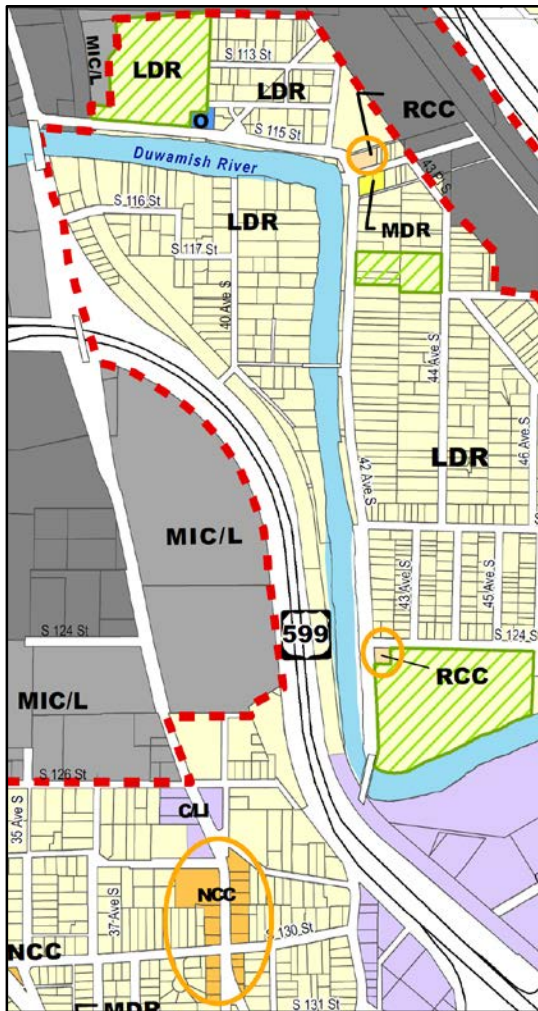
Schools

The Duwamish neighborhood is located within the boundaries of the Tukwila School District. School age children living in the neighborhood will most likely attend Tukwila Elementary, Showalter Middle School, and Foster High School.

Neighborhood-Supportive Commercial Uses

There are no commercial uses located in the Duwamish neighborhood, due to its relatively isolated location between the Green River and SR-599.

Commercial Uses in Duwamish



Source: Tukwila GIS, 2015

Future Development

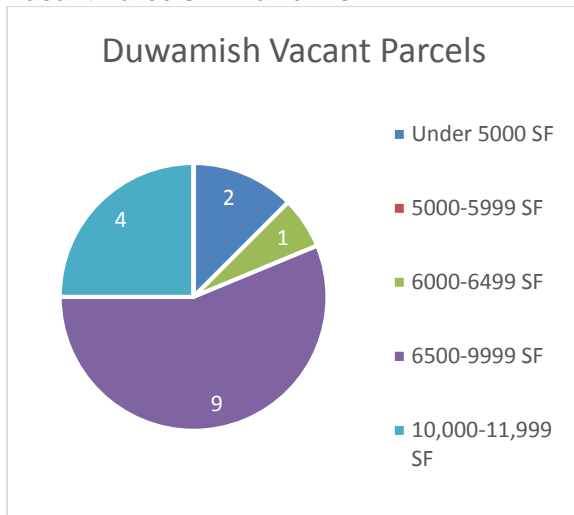
Parcel Characteristics

- Total number of parcels in the neighborhood is 105.
- Parcel sizes are generally large; many developed parcels can be subdivided for single family infill development.
- Very few parcels less than the 6,500 square foot minimum lot size. Most of the parcels that are under 6,500 square feet were either developed prior to annexation or they were developed by Doak Homes in 2007. Lots developed by Doak Homes are as small as 3,500 square feet, and are located on the western edge of the neighborhood adjacent to East Marginal Way S.

Vacant Parcels

The figure below shows the number of vacant parcels in Duwamish, separated into categories based on parcel size. A few of the parcels that are categorized as vacant actually have mobile homes on them, likely reducing the total number of parcels that will be developed with new homes in the short term. Most new construction in the neighborhood can be expected to happen through creation of new lots through subdivision.

Vacant Parcels in Duwamish



Source: Tukwila GIS, 2015

Subdivision Potential

Many of the lots in the Duwamish neighborhood are developed with one single-family home, but are larger than 13,000 square feet and can be subdivided to create at least one additional lot using the existing minimum lot size of 6,500 square feet. A few parcels in the north part of the neighborhood are just over 10,000 square feet. The homes on these parcels are set back towards the river. A reduction in the minimum lot size could provide potential for development on single-family homes along the street frontage of S. 116th St.

Housing Options

Accessory Dwelling Unit Potential

There are currently 53 parcels in Duwamish between 7,200-12,999 square feet. These parcels meet the minimum size for construction of an accessory dwelling unit.

Foster

Housing Stock

The Foster neighborhood has a relatively diverse housing stock, with a mix of single-family homes, apartments, and condos. Multifamily development is located along Tukwila International Blvd and 42nd Ave S. The Tukwila Village project will add many multifamily housing units to this area as well. The neighborhood has a higher than average percentage of single-family homes built before 1940, and a notably higher percentage of homes constructed during the period from 2000-2009. Approximately a quarter of the homes in the neighborhood were built during this period. Apartments and condos in the neighborhood are located along S. 144th Street, 40th Ave S, and Tukwila International Boulevard. The 46 condos in Foster were originally apartments that were later converted to condos.

The neighborhood has a lower percentage of one- and two-bedroom homes, a much higher percentage of three-bedroom homes, a lower percentage of four-bedroom homes, and the percentage of five bedroom homes in the neighborhood is the same as the City average.

The King County Assessor's evaluation of the condition of the homes in the neighborhood shows that conditions in Foster are about the same as the conditions City-wide; about 80% of housing units are average condition; about 5% are below average, and about 15% are above average. A look at the Assessor's rating of building quality shows that a much higher percentage of the homes in Foster are rated an "8" than the percentage of the City's housing stock (22% for Foster vs. 8% for the entire City).

According to Tukwila's rental housing database for 2013-2014, there are approximately 193 rental housing units in the Foster neighborhood and the owner-occupancy rate is approximately 50%.

Access to Services & Connectivity

Parks & City Facilities

The Foster neighborhood is home to several public facilities and schools including Showalter Middle School and Foster High School – The Tukwila School District's only middle and high schools –, the Tukwila Pool, and Foster Library, a King County Library System branch. While there are no parks or open spaces in the Foster neighborhood, the middle school and high school provide space for residents to gather and recreate.

Parks and Facilities in Foster

Name	Type	Acreage
Tukwila Pool	Private Facility	NA
Foster High School	School	NA
Showalter Middle School	School	NA
Foster Library	King County Library	NA

Source: PROS, 2014; Tukwila GIS, 2004

sidewalks & Trails

Foster has a Walk Score of 38 and falls into the second lowest categories of “Car Dependent” in which almost all or most errands require a car.

Schools

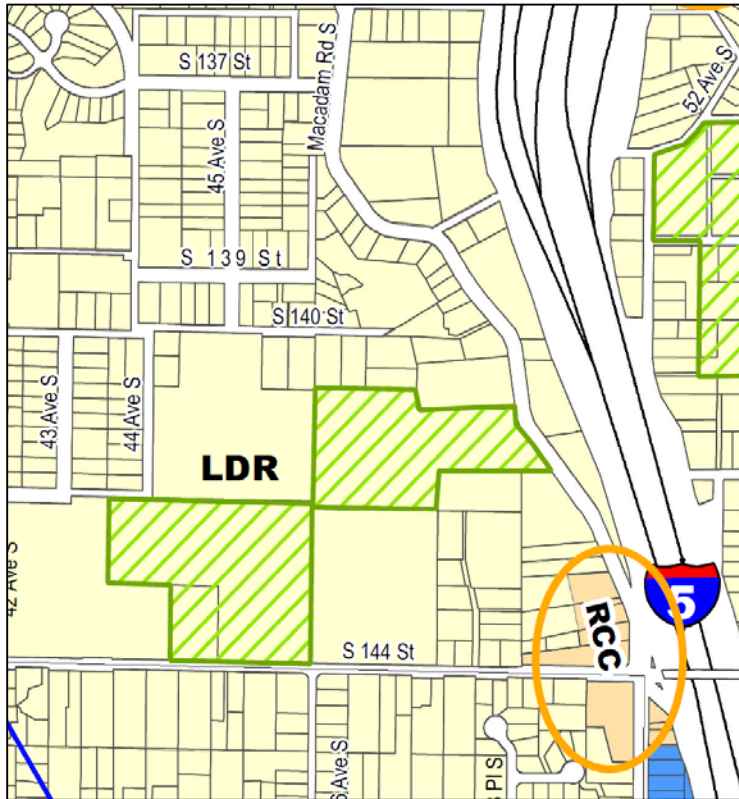
School aged children living in the Foster neighborhood will most likely attend all three Tukwila School District elementary schools, Showalter Middle School and Foster High School. The northwest corner of the Foster neighborhood is within the Cascade View catchment area, west of Foster High School is in the Tukwila Elementary area, and the area between TIB to 45th Avenue S is part of the Thorndyke Elementary area. Please refer to Figure 11 – Tukwila School District Boundaries.

Neighborhood-Supportive Commercial Uses

The Foster neighborhood is bounded by Tukwila International Boulevard to the west. There are numerous commercial uses located on TIB. Commercial areas on TIB support the region and do not primarily serve the Foster neighborhood. There is a small area zoned Residential Commercial Center at the southeastern edge of the neighborhood at S. 144th St. and 51st Ave. S. It has been difficult for businesses to locate within these parcels due to their small size and lack of space to meet parking requirements.

A portion of the Tukwila International Boulevard Urban Renewal Overlay (URO) is located in the Foster neighborhood. Given the development incentives in this overlay district, this section of TIB will likely develop at a higher density and include a combination of residential and commercial uses.

Commercial Uses in Foster



Source: Tukwila GIS, 2015

Future Development

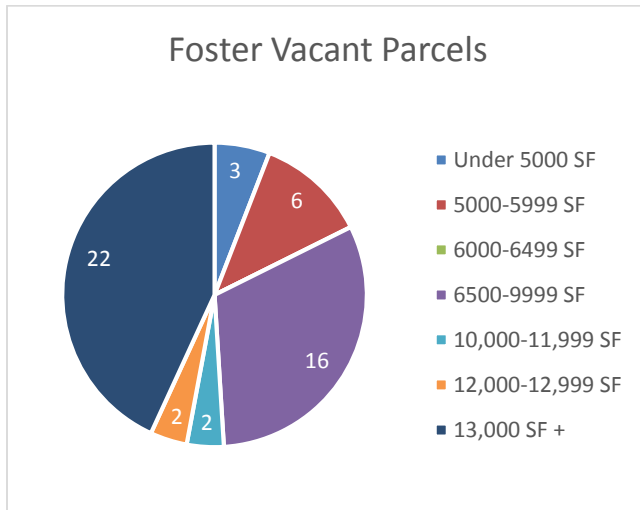
Parcel Characteristics

- Most original plats are from 1907-1908
- Steep slopes, streams, and wetlands constrain development on the east and north areas of the neighborhood
- Few parcels are below the 6,500 square foot minimum lot size
- Recent subdivisions (since 2000) have been designed to include sensitive area tracts

Vacant Parcels

The figure below shows the number of vacant parcels in Foster, separated into categories based on parcel size. Vacant parcels between 5,000-5,999 square feet are located within steep slope areas, and may be able to be combined to create parcels large enough to meet the minimum 6,500 square foot lot size. There are several very large parcels which could be subdivided for development of new single-family homes. Many of these are owned by Star Nursery.

Vacant Parcels in Foster



Source: Tukwila GIS, 2015

Subdivision Potential

Most of the single-family zoned property eligible for subdivision in the Foster neighborhood are located northwest of Foster High School, east of 42nd Ave S, as well as north and west of Showalter Middle School. Tukwila has not had many recent subdivisions creating more than 9 lots, with the exception of subdivisions which have occurred in Foster and Riverton since 2000.

Housing Options

Accessory Dwelling Unit Potential

There are currently 153 parcels in Foster between 7,200-12,999 square feet. These parcels meet the minimum size for construction of an accessory dwelling unit.

Foster Point

Housing Stock

The Foster Point neighborhood is one of Tukwila's smallest, in terms of both number of units and geographic size. Comparing the housing stock in Foster Point to housing stock conditions in the rest of the City is difficult because there are so few homes; the condition an individual home is reflected in the statistics. Looking at the area generally, it is an older neighborhood; a third of the homes were constructed before 1940. Of note is that 20% of the homes have been constructed since 2000.

The Assessor's data show the neighborhood as having a higher percentage of studio and one bedroom units, but 2% of the neighborhood housing stock for studios translates into one unit and 8% of the housing stock for one-bedrooms translates into about five units. More than a third of the homes are two-bedroom, and more than a third of the homes are three-bedroom. The neighborhood has a lower percentage of four-bedroom homes than the City housing stock as a whole, but a slightly higher percentage of five-bedroom homes compared with the City. A unique characteristic of the apartments in Foster Point is that there are 7 cabins, mostly studios, constructed in 1939. Each cabin has its own carport and there are large open space areas at the front and rear of the parcel adjacent to the shoreline.

The King County Assessor's evaluation of the condition of the homes in the neighborhood shows that a higher percentage of homes in Foster Point are rated at average or below average, and a much lower percentage are rated as above average compared with the City housing stock as a whole.

According to Tukwila's rental housing database for 2013-2014, there are approximately 13 rental housing units in Foster Point and the owner-occupancy rate is approximately 81%.

Access to Services & Connectivity

Parks & City Facilities

The Foster Point neighborhood contains three parks, as listed below. The total park and open space acreage for the neighborhood (80.4 acres) is somewhat misleading as the vast majority (79.3 acres) of this area is the Foster Golf Links, a special use park that while open to the public, requires a fee for use.

Parks and Facilities in Foster Point

Name	Type	Acreage
Pamela Drive Open Space	Open Space	0.7
57 th Ave South Park	Local Park	0.4
Foster Golf Links	Special Use Park	79.3

Source: PROS, 2014

Sidewalks & Trails

Foster Point has a Walk Score of 18 and falls into the lowest category of “Car Dependent” in which almost all or most errands require a car. This is the lowest score in the City, most likely due to the neighborhood being bound on two sides by the Green River.

Schools

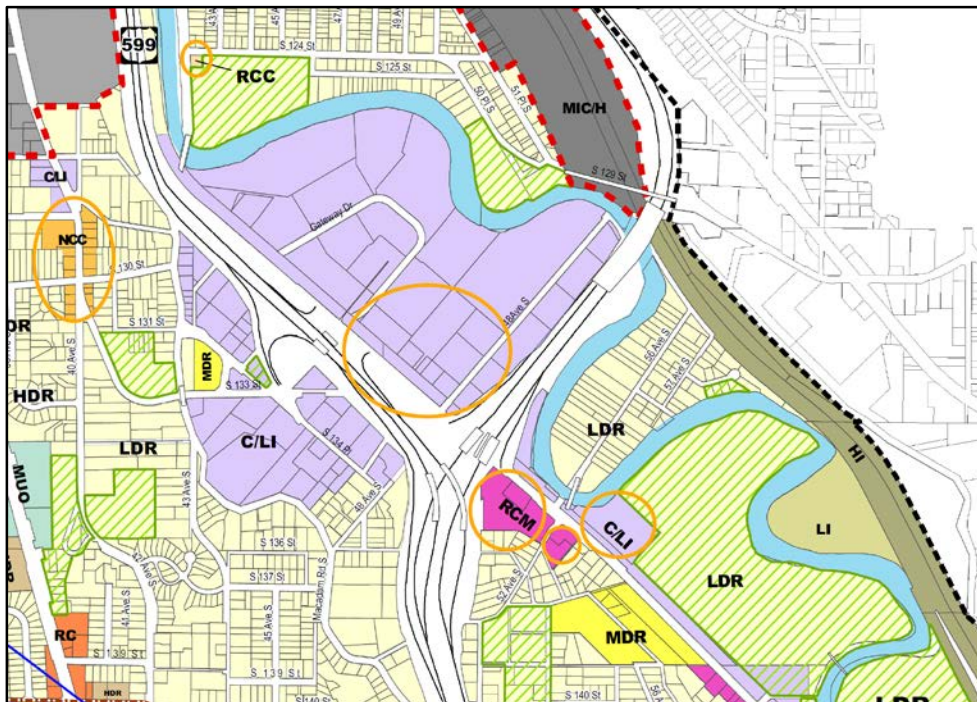
The Foster Point neighborhood is located within the boundaries of the Tukwila School District. School aged children living in the neighborhood will most likely attend Tukwila Elementary, Showalter Middle School, and Foster High School.

Neighborhood-Supportive Commercial Uses

Billy Barroos, a bar and restaurant that is part of the the Foster Links Golf Course development, is located in the Foster Point neighborhood. There are also shops near the Gateway office complex, however, these most likely cater to office employees.

Parcels adjacent to the Gateway office complex, on the west side of Interurban Avenue, are zoned Regional Commerical Mixed Used, and may be developed as a mix of residential and commerical units in the future.

Commercial Uses in Foster Point



Source: Tukwila GIS, 2015

Future Development

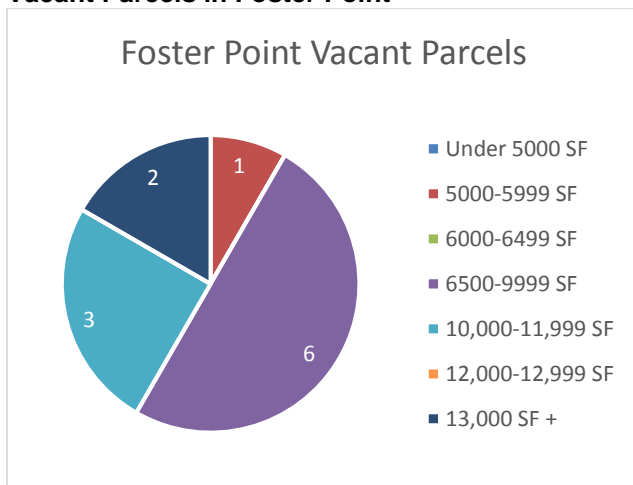
Parcel Characteristics

- Parcels in Foster Point tend to have been subdivided into sizes dividable by 10,000 sf; so lot sizes are typically around 10,000 sf; 20,000 sf; 30,000 sf; or larger.
- Parcels are larger than the minimum lots size, but are long and narrow.
- The Shoreline Management Area is located on most of the parcels in the neighborhood.

Vacant Parcels

The figure below shows the number of vacant parcels in Foster Point, separated into categories based on parcel size. Most of the vacant parcels in the 6,500-9,999 square foot category have recently or are currently been developed with single-family homes. The two vacant properties larger than 13,000 square feet are adjacent to the railroad tracks in the southeastern part of the neighborhood.

Vacant Parcels in Foster Point



Source: Tukwila GIS, 2015

Subdivision Potential

Many of the parcels in this neighborhood are large enough to be short-platted for single-family development. There are several lots that are 10,000 square feet that are not eligible for short platting activity, but are able to be developed with an accessory dwelling unit.

Housing Options

Accessory Dwelling Unit Potential

There is the potential for construction of 31 accessory dwelling units on parcels in Foster between 7,200-12,999 square feet.

McMicken Heights

Housing Stock

McMicken Heights is one of Tukwila's largest neighborhoods, and has a mix of housing types. Compared with the rest of the City, McMicken Heights has a lower percentage of homes built before 1950 compared with the City (20% for McMicken Heights vs. 43% for Tukwila). Over half of the homes were built from 1950-1970. The neighborhood has a lower percentage of smaller homes than the rest of the City, and a higher percentage of three, four, and five bedroom homes.

The King County Assessor's evaluation of the condition of the single-family homes in the neighborhood shows that a higher percentage of homes in McMicken Heights are rated above average, and a lower percentage are rated below average compared with the City housing stock as a whole. Looking at the King County Assessors building grade scores for construction quality, McMicken has a notably larger share of building grade "7" homes and a lower share of building grade "6" homes compared with the share of the City's housing stock as a whole.

Apartments and condos in the neighborhood are largely concentrated on the west side of 42nd Ave S., just south of Interstate 518. There are a large number of townhomes in McMicken Heights compared with other neighborhoods. The three condo complexes in the neighborhood were not converted from apartments but were originally developed to be owner-occupied units. This is unusual for multifamily in Tukwila; the only other neighborhood where condos were originally developed to be owner-occupied is Tukwila Hill.

According to Tukwila's rental housing database for 2013-2014, there are approximately 169 rental housing units in McMicken Heights and the owner-occupancy rate is approximately 79%.

Access to Services & Connectivity

Parks & City Facilities

There are two parks located in the McMicken neighborhood, as listed below. Both Crestview Park and Crystal Springs Park are relatively large for local parks.

Parks and Facilities in McMicken Heights

Name	Type	Acreage
Crestview Park	Local Park	10.9
Crystal Springs Park	Local Park	11.0

Source: PROS, 2014

Sidewalks & Trails

The McMicken neighborhood has a Walk Score of 39 and falls into the second lowest category of "Car Dependent" in which almost all or most errands require a car.

Schools

The majority of the McMicken neighborhood is located within the boundaries of the Tukwila School District, with the exception of the area south of S 160th Street. School aged children living in the neighborhood north of S. 160th Street will most likely attend Thorndyke Elementary, Showalter Middle School, and Foster High School. Children

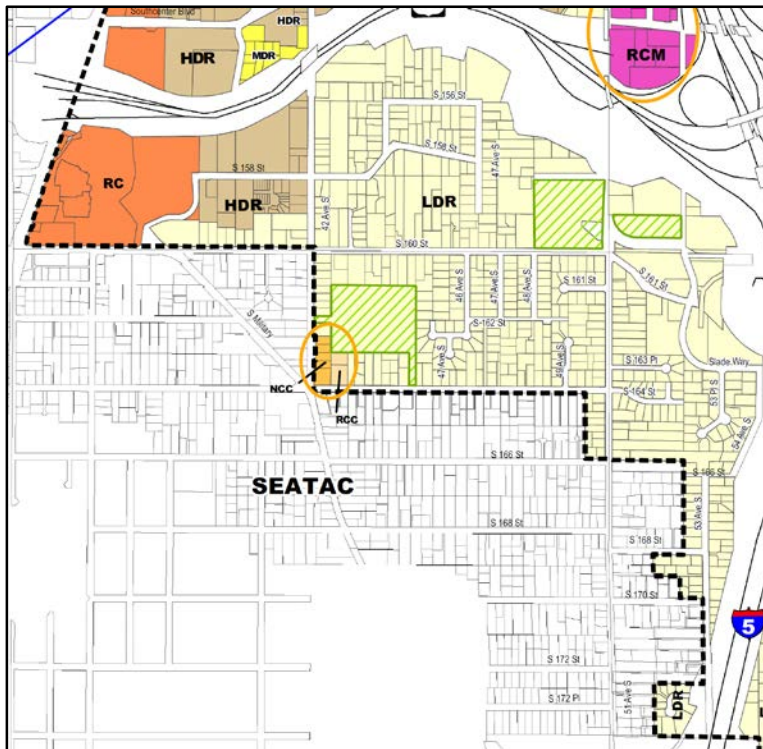
living south of S 160th Street are in the area for Highline Public Schools. Please refer to Figure 11– Tukwila School District Boundaries.

Neighborhood-Supportive Commercial Uses

There are several commercial uses located in the McMicken neighborhood at Military Road S and S 164th Street, in the southwest portion of the neighborhood. Many commercial uses on Military Road S. serve the region and are not easily accessible on foot. For most residents living in the McMicken neighborhood, retail and services located on Military Road S., south of S. 160th Street are in the City of SeaTac and are the most easily accessible.

Several parcels located on Military Road S. in the southwest corner of the neighborhood are zoned Neighborhood Commercial Center (NCC), Regional Commercial Center (RCC), and Regional Commercial (RC) and may be developed with a variety of higher density commercial and residential uses in the future.

Commercial Uses in McMicken



Source: Tukwila GIS, 2015

Future Development

Parcel Characteristics

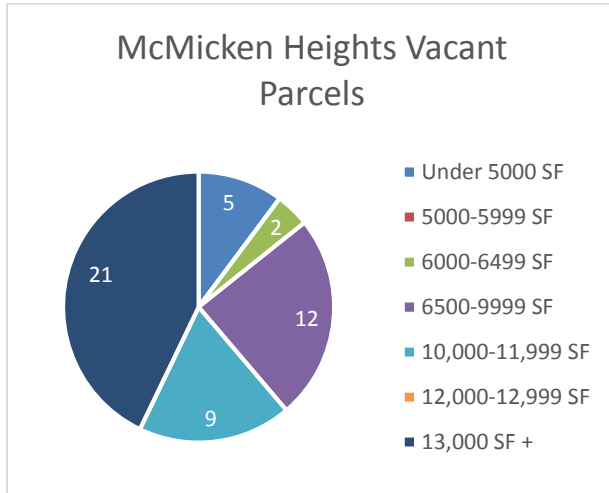
- Parcels tend to be at least 8,000 square feet in size

Vacant Parcels

The figure below shows the number of vacant parcels in McMicken Heights, separated into categories based on parcel size. There are very few vacant parcels not meeting the minimum lot size, and they tend to be either private access tracts or they are owned by an adjacent property owner who has a larger property which meets the minimum lot size. Large, vacant parcels are generally located in the middle of the neighborhood, where there is no

existing sewer service, or on the north and east areas of the neighborhood where there are steep slopes, wetlands, and watercourses.

Vacant Parcels in McMicken



Source: Tukwila GIS, 2015

Subdivision Potential

There are several parcels with single-family homes that are larger than 20,000 square feet, and could be short platted for single-family infill development. Most parcels with existing single-family homes in McMicken Heights are too small for short platting activity, but are large enough to accommodate an accessory dwelling unit. This type of activity has created a lot of private access roads. This is one area with the potential for property owners to coordinate to install private access roads for new lots in order to prevent a prevalence of private access drives.

Housing Options

Accessory Dwelling Unit Potential

There is the potential for construction of 354 accessory dwelling units on parcels in McMicken Heights between 7,200-12,999 square feet.

Small-Scale Multi-Family Development

McMicken Heights is one of the two areas of the City in which a developer has recently constructed new multi-family development. A five-unit apartment building was constructed on a 27,000 square foot lot in the neighborhood's small Residential Commercial Center district in 2014.

Riverton

Housing Stock

Riverton is one of Tukwila's older neighborhoods, and has a relatively small number of apartments compared with the number of single-family homes. Over half of the housing stock was constructed before 1950, and 40% of these homes were built before 1940. Given the older age of the homes, it is surprising that the neighborhood has about the same percentage of two-bedroom homes as the overall percentage of two-bedroom housing stock in Tukwila (just over 20%). Approximately 44% of the homes in Riverton have three bedrooms, which is higher than the City's overall percentage of 39%. A slightly lower percentage of the housing stock is four bedrooms compared with the City, and Riverton has the same percentage of five bedroom homes as the City-wide proportion of the housing stock (8%).

The King County Assessor's evaluation of the condition of the single-family homes in the neighborhood reflects the conditions of the single-family home condition City-wide; approximately 5% are below average and 15% are above average. Looking at building grade, the percentage of homes rated "8" (11% compared to 9%) and "9" is higher than the City average for these rates (6% compared to 3%).

All apartments in Riverton were constructed before 1940 with the exception of a 5-unit mixed-use building constructed since 2010. Apartments are located intermittently along 40th Ave S. and East Marginal Way, and are small-scale triplex, fourplex, or single apartments attached to warehouse or commercial uses. According to Tukwila's rental housing database for 2013-2014, there are approximately 69 rental housing units in Riverton and the owner-occupancy rate is approximately 81%.

Access to Services & Connectivity

Parks & City Facilities

There are three parks located in the Riverton neighborhood, as listed below.

Parks and Facilities in Riverton

Name	Type	Acreage
Riverton Park	Local Park	4.9
Riverton Mini Park	Local Park	0.1
Southgate Park	Open Space	10.9

Source: PROS, 2014

Sidewalks & Trails

Riverton has a Walk Score of 36 and falls into the second lowest category of "Car Dependent" in which almost all or most errands require a car.

Schools

The Riverton neighborhood is located within the boundaries of the Tukwila School District. School aged children living in the neighborhood will most likely attend one of Tukwila's three elementary schools, Showalter Middle School, and Foster High School. The area east of 40th Avenue S is in the Cascade View Elementary catchment area,

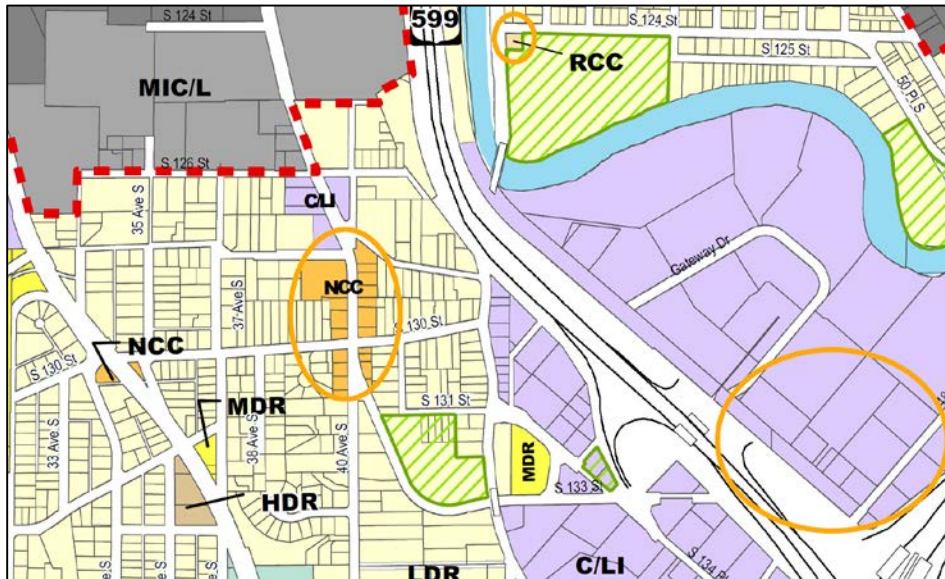
the area east of 40th Avenue S. is in the Tukwila Elementary catchment area, and the area surrounding Southgate Park is within the Thorndyke Elementary area. Please refer to Figure 11 – Tukwila School District Boundaries.

Neighborhood-Supportive Commercial Uses

There are a few neighborhood-supportive commercial uses located in the Riverton neighborhood. These parcels are located at S. 130th Street and East Marginal Way S, and are zoned Neighborhood Commercial Center.

The Riverton neighborhood is bounded by Tukwila International Boulevard to the west. This portion of TIB is not located in the Urban Renewal Overlay and there is less dense commercial development than the more southern portion of the Boulevard.

Commercial Uses in Riverton



Source: Tukwila GIS, 2015

Future Development

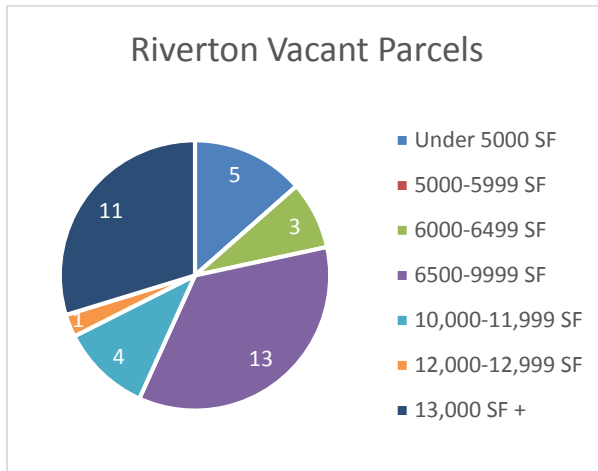
Parcel Characteristics

- Parcels tend to be either recently subdivided and close to the minimum lot size, or large lots developed with older homes and constrained by steep slopes, wetlands, and watercourses. Clustered development that preserves sensitive areas as shared amenities may work for development on these large lots.
- Some existing developed parcels are close to 12,000 square feet, but under 13,000 square feet and do not meet the minimum lot area for a short plat.
- Some existing homes and vacant parcels are located within the NCC zone. Development proposals on these parcels has included small-scale mixed-use development and development of one single-family home on a large parcel.

Vacant Parcels

The figure below shows the number of vacant parcels in Riverton, separated into categories based on parcel size. Vacant parcels in Riverton tend to be larger than the minimum lot size.

Vacant Parcels in Riverton



Source: Tukwila GIS, 2015

Subdivision Potential

Riverton does have large parcels with existing homes that are eligible for subdivision. Some of these parcels are constrained due to the presence of sensitive areas, and could benefit from development regulations which would allow clustered development in exchange for preservation and enhancement of sensitive areas.

Housing Options

Accessory Dwelling Unit Potential

There is the potential for construction of 150 accessory dwelling units on parcels in Riverton between 7,200-12,999 square feet.

Small-Scale Multi-Family Development

Riverton is one of the two areas of the City in which a developer has recently constructed new multifamily development. A five-unit apartment building was constructed on a 12,650 square foot lot in the neighborhood's Neighborhood Commercial Center district in 2010.

Ryan Hill

Housing Stock

Approximately one-third of the housing stock in Ryan Hill was built before 1940 and half of the total housing stock in the neighborhood was built before 1950. Overall, the City's housing stock is older, and Ryan Hill reflects the same age profile within its housing stock: almost one-quarter of the housing in the neighborhood was built after 1970, about one-quarter was built from 1950-1969, and half was built prior to 1950. The number of bedrooms in the housing stock is also roughly the same as the percentage for the single-family housing stock within the City as a whole: about one-quarter of the single-family homes have two bedrooms or less; around 35%-40% have three bedrooms, and 26% of the single-family homes are four-bedroom. A notable exception to this is that Ryan Hill has a slightly higher percentage of five-bedroom homes compared with the City-wide housing stock profile.

Single-family homes in Ryan Hill also have the same condition profile as evaluated by the King County Assessor. Just over 80% of homes are rated as "average"; around 5% are below average and 15% are above average. Apartments in Ryan Hill tend to be smaller scale in size, with the exception of one large senior housing complex. A fourplex in the neighborhood was built in the 1940s, and the other apartments were constructed in the 1960s.

According to Tukwila's rental housing database for 2013-2014, there are approximately 84 rental housing units in Ryan Hill and the owner-occupancy rate is approximately 41%.

Access to Services & Connectivity

Parks & City Facilities

There are no parks, open space, or facilities located in the Ryan Hill neighborhood. There are several parks and facilities in Allentown, the adjacent neighborhood to the east. The Tukwila Parks and Recreation PROS Plan identified this area as having greater than a one-quarter to half-mile service area distance to local parks and schools. Rail lines and the hillside cut this location off from the rest of the City. Seattle parks may be more accessible to the north and east.

Sidewalks & Trails

Ryan Hill has a Walk Score of 28 and falls into the second lowest category of "Car Dependent" in which almost all or most errands require a car.

Schools

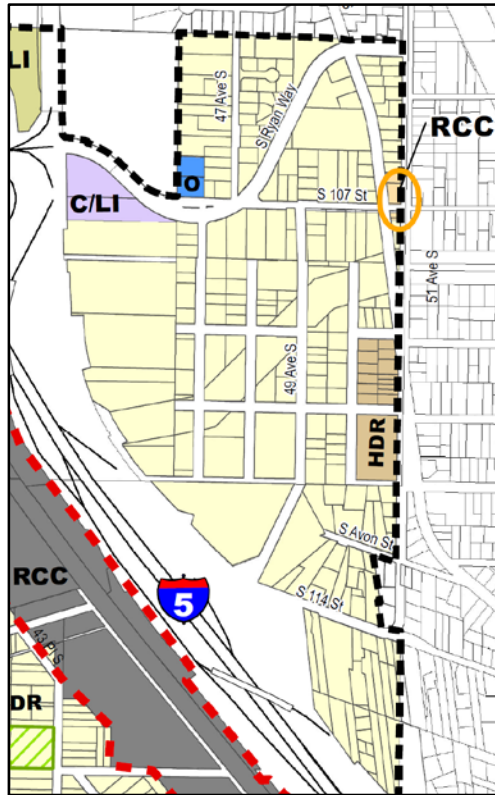
This neighborhood is within the Seattle Public Schools district boundaries. The Tukwila School District's boundaries do not extend past the BNSF rail lines.

Neighborhood-Supportive Commercial Uses

There are limited neighborhood-supportive commercial uses in the Ryan Hill neighborhood. There is limited access to commercial uses in neighboring areas because of the neighborhood's south and eastern border along Martin Luther King Jr Way S. and the I-5 freeway. For many residents, commercial areas located to the north and east in the City of Seattle may be the most accessible.

There is one convenience store located in the Ryan Hill neighborhood. There are parcels south of Ryan Way on 51st Avenue that are zoned Regional Commercial Center (RCC). These parcels are currently homes, but may later be developed as a mixture of commercial and residential units.

Commercial Uses in Ryan Hill



Source: Tukwila GIS, 2015

Future Development

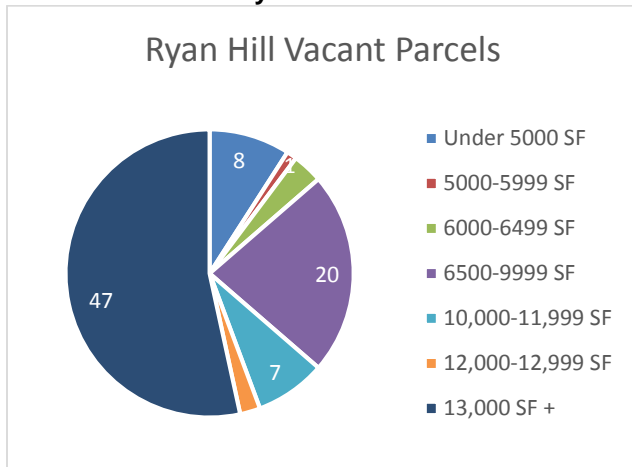
Parcel Characteristics

- Home to one of the oldest plats in the Seattle area, the 1890 Pottery Works Plat. Other areas of the neighborhood were platted in 1905 and 1946.
- Most of the neighborhood is not served by a sewer system.
- There are many large, undeveloped parcels. Most are constrained by sensitive areas, including steep slopes, wetlands, and watercourses.
- Seattle City Light right-of-way cuts through the middle of the neighborhood.
- Steep slopes make the neighborhood difficult to navigate.
- Clustered development that preserves sensitive areas as shared amenities may work for development in Ryan Hill.
- Parcels south of S. 112th St. are very long and narrow.

Vacant Parcels

The figure below shows the number of vacant parcels in Ryan Hill, separated into categories based on parcel size. Most vacant parcels are larger than the minimum lot size. The presence of sensitive areas may complicate or make more expensive the ability of private developers to extend sewers to undeveloped areas.

Vacant Parcels in Ryan Hill



Source: Tukwila GIS, 2015

Subdivision Potential

A project to extend a sewer system to Ryan Hill would help increase the potential for subdivision activity in Ryan Hill. There are existing developed parcels at the top of the hill, along 51st Ave S. and Beacon Ave S. which are relatively unconstrained by sensitive areas and could be subdivided, dependent on sewer infrastructure availability.

Housing Options

Accessory Dwelling Unit Potential

There is the potential for construction of 63 accessory dwelling units on parcels in Ryan Hill between 7,200-12,999 square feet.

Thorndyke

Housing Stock

The age of the housing stock in Thorndyke is similar to that age profile of housing for Tukwila as a whole, except that the neighborhood has slightly fewer homes built before 1950 compared with the rest of Tukwila, and a much higher percentage of homes built since 1990. As might be expected, a smaller proportion of single-family homes have two bedrooms, and a slightly larger percentage of homes have four, five, or six bedrooms compared with the City-wide profile for number of bedrooms in single-family homes.

The King County Assessor's evaluation of the condition of the single-family homes in the neighborhood reflects the conditions of the single-family home condition City-wide, except that Thorndyke has a higher percentage of homes rated average and a lower percentage rated as above average. Looking at building grade (a measure for construction quality), the percentage of homes rated "8" and "10" are slightly higher than the City average and the number of homes rated "5" is slightly lower than the City rate.

There are almost twice as many apartments in the Thorndyke neighborhood as there are single-family homes. One small apartment complex was built in the 1950s, and the other apartments were constructed in the 1960s, 1970s, and 1980s. Apartments are generally located along Southcenter Boulevard or Tukwila International Boulevard. According to Tukwila's rental housing database for 2013-2014, there are approximately 765 rental housing units in Thorndyke and the owner-occupancy rate is approximately 43%.

Access to Services & Connectivity

Parks & City Facilities

There are no parks in the Thorndyke neighborhood. The PROS Plan identified this area as having greater than one-quarter to a half-mile service area distance to local parks and schools. While there are no parks, there are several City and other public facilities located in the neighborhood, including Thorndyke Elementary, one of the Tukwila School District's three elementary schools, Tukwila Fire Station 54, and a Police Resource Center located on TIB.

Parks and Facilities in Thorndyke

Name	Type	Acreage
Thorndyke Elementary	School	NA
Fire Station 54	Fire Station	NA
Police Resource Center	Police Facility	NA

Source: PROS 2014; Tukwila GIS, 2004

Sidewalks & Trails

The Thorndyke neighborhood has a Walk Score of 45. While this is the highest score in the City, it still falls into the second lowest category of "Car Dependent." This may be attributed to the proximity of retail and services on Tukwila International Boulevard and City facilities including schools and the Foster Library.

Schools

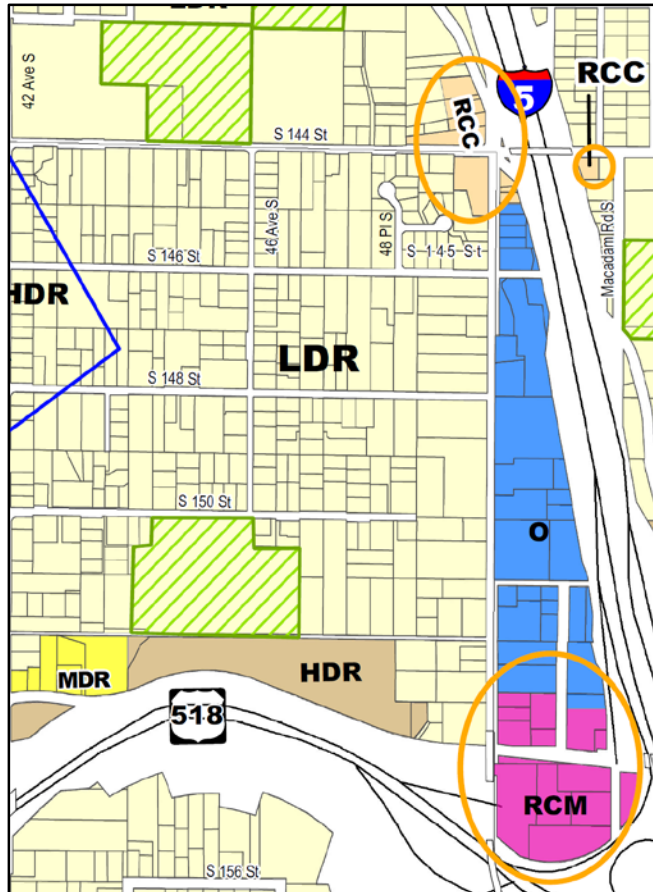
The Thorndyke neighborhood is located within the Tukwila School District boundaries. School age children will most likely attend Thorndyke Elementary, Showalter Middle School, and Foster High School.

Neighborhood-Supportive Commercial Uses

The Thorndyke neighborhood is bounded by Tukwila International Boulevard to the west. There are numerous commercial uses located on TIB. Commercial areas on TIB support the region and do not primarily serve the Thorndyke neighborhood. Parcels on the eastern edge of the neighborhood, adjacent to the I-5 freeway are zoned Residential Commercial Center (RCC), Office (O) and Regional Commercial Mixed Use (RCM) and may be later developed as commercial and residential units.

A portion of the Tukwila International Boulevard Urban Renewal Overlay (URO) is located in the Thorndyke neighborhood. Given the development incentives in this overlay district, this section of TIB will likely develop at a higher density and include a combination of residential and commercial uses.

Commercial Uses in Thorndyke



Source: Tukwila GIS, 2015

Future Development

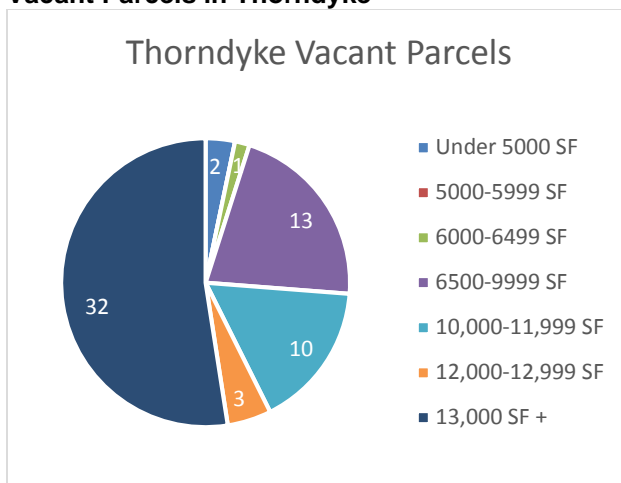
Parcel Characteristics

- Parcels tend to be in 10,000 square foot increments; many vacant parcels are 20,000 or 40,000 square feet.
- Steep slopes, wetlands, and streams are located throughout the neighborhood, but are largely concentrated on the east and south sides.
- There are some vacant parcels which can be developed with multi-family units along Tukwila International Blvd. and Southcenter Blvd.

Vacant Parcels

The figure below shows the number of vacant parcels in Thorndyke, separated into categories based on parcel size. Thorndyke has the most infill potential on vacant parcels of all the residential neighborhoods, given the presence of infrastructure to serve new development and the relative lack of sensitive areas compared to neighborhoods like McMicken Heights and Ryan Hill.

Vacant Parcels in Thorndyke



Source: Tukwila GIS, 2015

Subdivision Potential

Thorndyke has several areas which can be subdivided for single-family infill development. Steep slopes, wetlands and streams constrain maximum development potential of the eastern portion of the neighborhood.

Housing Options

Accessory Dwelling Unit Potential

There is the potential for construction of 263 accessory dwelling units on parcels in Thorndyke between 7,200-12,999 square feet.

Public Housing

King County Housing Authority (KCHA) purchased multifamily properties in the Thorndyke Neighborhood since 2000, including Riverton Terrace and Pacific Court. After purchase of these properties, KCHA invested in remodels to bring them up to their housing standards. A community building was added to the Pacific Court property a few years ago for their residents.

Tukwila Hill

Housing Stock

Tukwila Hill is by far the City's largest neighborhood in terms of number of housing units. The age of the homes in Tukwila Hill is similar to the age profile of housing within Tukwila as a whole, with some minor differences. Whereas in Tukwila as a whole, just over a quarter of the housing stock was constructed after 1970, in Tukwila Hill around a third of the housing stock was built during the same time period, with higher percentages of units built during the 1970s, 1980s, and 1990s compared with the housing profile of the City. The percentage of homes built prior to 1940 is about the same as the City profile, at 20%, but a lower percentage of homes were built in the 1940s and a higher percentage built in the 1950s compared with the City.

Compared with the City-wide profile, the number of bedrooms in Tukwila Hill's single family housing stock is similar, though smaller homes (one- to two-bedrooms) are a slightly smaller share of the single-family housing stock and three- and four-bedroom homes are a slightly larger share.

Tukwila Hill is unusual in the amount of condos that are located in the neighborhood; there are more condo units than single-family homes. 70% of the condos in Tukwila are located in Tukwila Hill. Approximately one-third of the condos were originally constructed as apartments (a total of 195 units). The other two-thirds of the condos were originally constructed to be owner-occupied. The total number of apartments is greater than the number of single-family homes and condos combined. Condos and apartments in Tukwila Hill are generally located on the hill north of Southcenter Boulevard, along Macadam Rd. S., and along 65th Avenue S.

Access to Services & Connectivity

Parks & City Facilities

The Tukwila Hill neighborhood is the oldest established neighborhood in the City and has a significant number of parks, open spaces, city and other public facilities, as listed below. The southwest portion of the Tukwila Hill neighborhood, however, has a higher than average residential density but lacks accessible parks.

Parks and Facilities in Tukwila Hill

Name	Type	Acreage
Joseph Foster Memorial/Lee Phillips Park	Local Park	9.3
Macadam Wetlands & Winter Garden	Special Use Park	9.9
Hazelnut Park	Local Park	0.6
Interurban Hill Lot	Open Space	1.7
Tukwila Park	Local Park	6.4
Tukwila Hill	Open Space	1.8

Fort Dent Park/Starfire Sports Complex	Special Use Park	51.3
Ikawa Park (Japanese Garden)	Special Use Park	0.2
Lookout Park	Open Space	0.2
Tukwila Elementary	School	NA
Tukwila Library	City Facility	NA

Source: PROS, 2014; Tukwila GIS, 2004

Sidewalks & Trails

Tukwila Hill has a Walk Score of 31 and falls into the second lowest category of “Car Dependent” in which almost all or most errands require a car. While the Tukwila Hill neighborhood has some of the most extensive sidewalk and trail systems of any neighborhood, it is somewhat cut off by I-5 and I-405 from the retail and services in the Tukwila Urban Center.

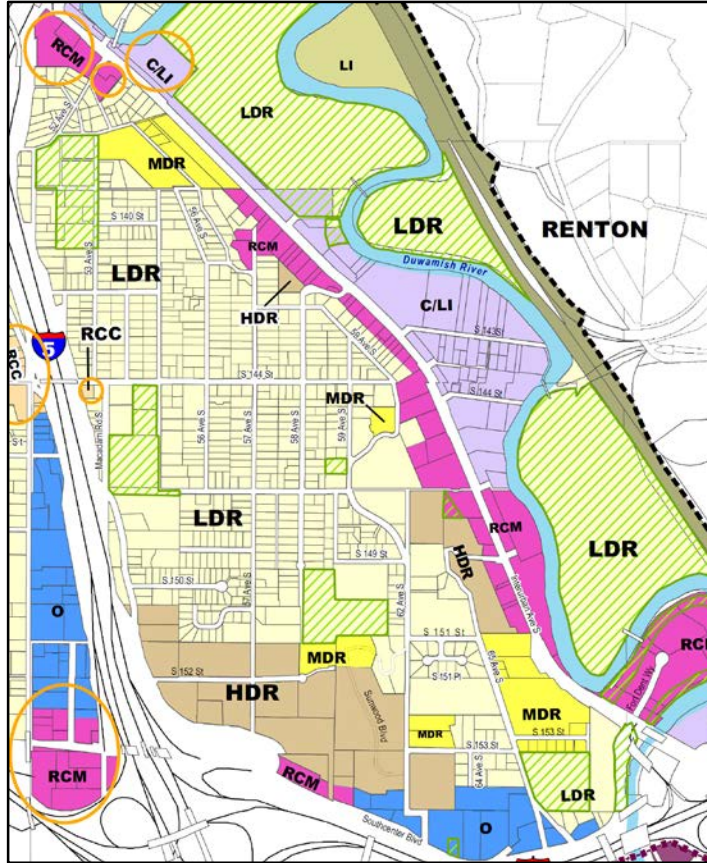
Schools

The Tukwila Hill neighborhood is located within the boundaries of the Tukwila School District. School age children living in the neighborhood will most likely attend Tukwila Elementary, Showalter Middle School, and Foster High School.

Neighborhood-Supportive Commercial Uses

The Tukwila Hill neighborhood is located north of the Southcenter commercial area, the largest retail center in the region. The neighborhood is separated from Southcenter by Southcenter Boulevard and the I-405 freeway. While there are sidewalks and pedestrian overpasses, many residents many not view this areas as accessible by foot. There are also commercial uses on S. 144th Street, including a thrift store and Bonsai NW. These parcels are zoned Regional Commerical Mixed Use (RCM) and may be redeveloped as a mix of commercial and residential units in the future.

Commercial Uses in Tukwila Hill



Source: Tukwila GIS, 2015

Future Development

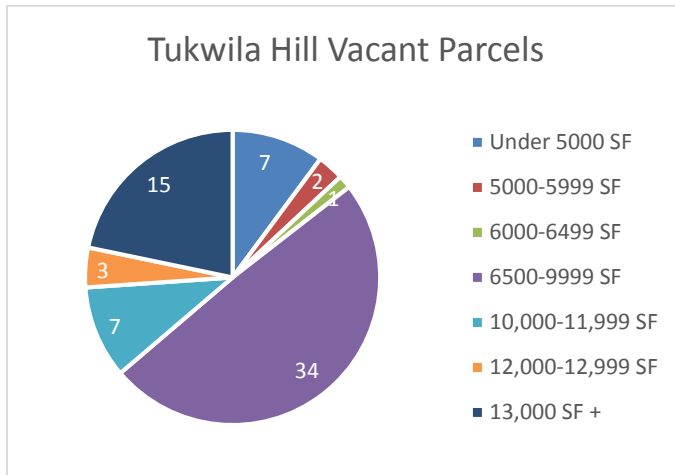
Parcel Characteristics

- Most original plats are from 1904-1908.
- Most parcels north of S. 144th Street are large enough to be short platted under existing development regulations.

Vacant Parcels

The figure below shows the number of vacant parcels in Tukwila Hill, separated into categories based on parcel size. The largest category of vacant parcels are those which meet the minimum lot size. This is likely due to recent short platting activity which created lots that have not yet been developed. Portions of vacant lot areas are constrained by steep slopes, streams, and wetlands.

Vacant Parcels in Tukwila Hill



Source: Tukwila GIS, 2015

Subdivision Potential

Many of the lots south of S. 144th and east of 57th Ave. S. are over 12,000 but less than 13,000 and do not meet the minimum size allowed under current zoning to allow short plat activity. Some parcels, primarily along 57th Ave. S., are just over 10,000 square feet. Most parcels eligible for subdivision activity are located north of S. 144th St. There are also large parcels west and east of Tukwila Elementary that are large enough to be subdivided.

Housing Options

Accessory Dwelling Unit Potential

There is the potential for construction of 372 accessory dwelling units on parcels in Tukwila Hill between 7,200-12,999 square feet.