



STAFF REPORT TO THE PLANNING COMMISSION
Prepared June 6, 2015

HEARING DATE: June 25, 2015

FILE NUMBERS: PL13-0051—2015 Comprehensive Plan Update
L13-0052 – Housing Element
L13-0053 – Residential Neighborhoods Element

APPLICANT: City of Tukwila

REQUEST: 2015 Comprehensive Plan Update—The Planning Commission will hold a public hearing on proposed amendments to the Housing Element and the Residential Neighborhoods Element of the Comprehensive Plan. This is part of the periodic review and update of the Plan required by the Washington Growth Management Act.

LOCATION: Policies apply throughout the City of Tukwila

NOTIFICATION: Hearing Notice published in the Seattle Times and posted on the City of Tukwila website on June 11, 2015

SEPA DETERMINATION: An environmental determination will be issued prior to City Council consideration in the fourth quarter of 2015

STAFF: Laura Benjamin, Assistant Planner
Jaimie Reavis, Senior Planner

ATTACHMENTS: A. Proposed Housing Element
B. Edited Housing Element (Strikeout/Underline)
C. Proposed Residential Neighborhoods Element
D. Edited Residential Neighborhoods Element (Strikeout/Underline)

BACKGROUND

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

In addition to these regular amendments, the state Growth Management Act (GMA) requires counties and cities periodically to conduct a thorough review of their plan and development regulations to bring them up to date with any relevant changes in the GMA and to respond to changes in land use and population growth. The last required systematic review and update was completed in 2004. Tukwila's required updates will be complete by fourth quarter, 2015.

Tukwila has been preparing the required update over several years, and is reviewing the Comprehensive Plan elements in phases. The update is proceeding according to a general schedule, work plan and public participation program adopted by the Council in March, 2013. To date, update work has been completed on the Manufacturing/Industrial Center element, and the goals and policies in the Shoreline element in 2011. In 2013, the Capital Facilities, Utilities, Natural Environment, Southcenter/Urban Center, Shoreline element supporting text and Transportation elements were updated. Parks, Recreation and Open Space (PROS), Roles and Responsibilities, Community Image and Identity, Economic Development, and Tukwila South were updated and adopted in 2014.

In 2015, the remaining elements will be completed including Transportation Corridors/Tukwila International Boulevard (TIB) District, Housing, and Residential Neighborhoods, as well as the Vision, Glossary and Map Legend.

OUTREACH

Outreach for the Housing and Residential Neighborhoods elements has occurred during 2014 and 2015. During 2014, City staff made significant efforts to reach out in new ways to bring Tukwila's diverse community into the City planning process. This included identifying and training community liaisons ("Community Connectors"), who are part of language and cultural populations within Tukwila, including Spanish, Somali, Arabic, Tingrya, Amharic and Burmese, that have not been traditionally involved or heard. The liaisons conducted 194 in-person surveys with their community members about topics relevant to the Comprehensive Plan update including issues associated with housing and development in residential areas.

The Connectors invited community members to attend Community Conversation meetings, which were also promoted via email, print and website. The two meetings had a combined record attendance of approximately 180 community members. Participants gathered in small groups to talk about community priorities, neighborhood quality and ways to promote healthy living.

A joint City Council/Planning Commission work session, open to the public, was held on March 27, 2015 to gain consensus on the issue to be explored in the updates to the Housing and Residential Neighborhoods elements. A Community Open house showcasing the proposed updates to the Tukwila International Boulevard District element and more information on the Housing and Residential

Neighborhoods elements was held on May 20, 2015. This input was used to develop policies and strategies for Housing and Residential Neighborhoods elements.

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

REVIEW PROCESS

A work session on the updated Housing and Residential Neighborhoods elements will be held on June 18, 2015. Staff will review the proposed elements with the Commission, concentrating on changes. There will be a public hearing on June 25, 2015 to receive comments from the community. The Commissioners will have an opportunity to consider public input carefully and propose further changes, if desired. After the hearing, the Planning Commission will be asked to make a recommendation that will be forwarded to the City Council for consideration, a public hearing and adoption.

The City Council will hold its review and take action only after it receives the Planning Commission's recommendations for all the remaining elements, because the Growth Management Act allows the Comprehensive Plan to be amended no more than once each year unless there is an emergency. After review, the remaining elements will be reviewed with changes adopted during Fall, 2015.

The Comprehensive Plan update assumes that:

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

SUMMARY OF PROPOSED CHANGES

Housing Element:

The Housing Element is a required part of the Comprehensive Plan. The element must be consistent with the GMA's housing goals to: 1) Encourage the availability of affordable housing to all economic segments of the population of this state; 2) Promote a variety of residential densities and housing types; 3) Encourage preservation of existing neighborhoods.

The proposed policies and implementation strategies reflect updates to other Comprehensive Plan elements, and incorporate community priorities expressed in the Strategic Plan, through Community Conversations meetings and the City Council/Planning Commission work session.

Specifically, the proposed Housing element will:

1. Continue to provide sufficient housing
 - a. Update development regulations to accommodate future growth

2. Provide safe, healthy, affordable housing for all residents
 - a. Support the creation and preservation of affordable housing through partnerships and leveraging new and existing resources
 - b. Allow for a greater variety of housing options by reinstating innovative housing demonstration projects (past Housing Options program)
3. Support regional collaboration to preserve and create housing opportunities for all residents
 - a. Assess housing at the regional level as housing issues go beyond city boundaries
 - b. Coordinate on regional funding efforts
4. Enhance neighborhood quality through an improved housing stock¹
 - a. Develop water and stormwater plans to address existing problems in residential areas
 - b. Continue to improve the condition of rental housing through the Rental Housing Inspection Program
5. Provide housing for persons in all stages of life
 - a. Partner with local groups to better reach historically hard to serve populations
6. Increase long-term residency
 - a. Support neighborhood associations and groups
 - b. Explore partnerships with the school districts serving Tukwila

Residential Neighborhoods Element

The Residential Neighborhoods Element is part of the Comprehensive Plan's required land use section. The element seeks to consider the character of the neighborhoods and how development looks and functions. Additional aspects of residential neighborhoods are integrated throughout the Comprehensive Plan, including the Community Image and Identity, Transportation, Tukwila International Boulevard District, and Natural Environment elements.

The proposed policies and implementation strategies reflect updates to other Comprehensive Plan elements, and incorporate community priorities expressed in the Strategic Plan, through Community Conversations meetings and the City Council/Planning Commission work session.

Specifically, the proposed Residential Neighborhoods element will:

1. Group compatible and mutually supportive land uses
 - a. Update the Comprehensive Plan map to preserve and support stable residential areas
2. Enhance and preserve neighborhood quality
 - a. Improve public infrastructure, including financing the development of sidewalks
 - b. Replace vegetation and open space lost to development
3. Enhance and revitalize neighborhoods to encourage social and environmental sustainability
 - a. Utilize City and non-City funding to promote neighborhood revitalization efforts including infrastructure improvements
 - b. Decrease greenhouse gas emissions by promoting active transportation
4. Encourage neighborhood development with a high-quality, pedestrian character
 - a. Develop infill standards by neighborhood to encourage compatible development
 - b. Develop multifamily development standards to better integrate development into the surrounding community
5. Support the development of neighborhood-supportive commercial areas
 - a. Promote commercial and mixed-use development that reflects the scale and architect of

¹ Housing repair/maintenance and weatherization addressed in Roles and Responsibilities, - 'Safety and Security'
15.1 Implementation Strategies

- surrounding residential structures and promotes a pedestrian character
- b. Ensure appropriate transitions between commercial and residential zones
- 6. Protect neighborhoods from undue noise impacts
 - a. Coordinate with the Port of Seattle and King County Airport to decrease the adverse effects of airport operations
 - b. Discourage incompatible land uses adjacent to residential neighborhoods

MATERIALS AND FORMAT

The packet contains:

1. A proposed Housing Element with explanatory notes.
2. A significantly edited version of the current Housing element. This version shows the rationale for proposed changes, and lets the reader follow the revision process. Revised language is shown in red. Strikeouts indicate language that has been deleted because it has been accomplished, relocated to another element, or out-of-date. Underlining indicates new language and revisions to current language. Comments reflect staff review.
3. A proposed Residential Neighborhoods Element with explanatory notes.
4. A significantly edited version of the current Residential Neighborhoods element (similar in strikeout/underline format to item #2, above).

The Housing Background Report and Residential Neighborhoods Background Report provide additional supporting information for the elements and the goals and policies. Both reports were provided to the Planning Commission and City Council prior to the March 27, 2015 Joint City Council/Planning Commission work session. It may be accessed on the City's website at <http://www.tukwilawa.gov/dcd/dcdcompplan.html>.

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

REQUESTED ACTION

The Planning Commission is asked to hold a hearing on the proposed changes to the Housing Element and Residential Neighborhoods Element, develop Planning Commission recommended versions of the elements, and forward them to the City Council for final action.