



City of Tukwila
**Planning and Community
 Development Committee**

- ◆ Kathy Hougardy, Chair
- ◆ Verna Seal
- ◆ Thomas McLeod

Distribution: K. Hougardy V. Seal T. McLeod K. Kruller	Mayor Ekberg D. Cline R. Bianchi C. O'Flaherty A. Youn L. Humphrey
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AGENDA

MONDAY, DECEMBER 6, 2021 – 5:30 PM
 HAZELNUT CONFERENCE ROOM
 (At east entrance of City Hall)

**THIS MEETING WILL NOT BE CONDUCTED AT CITY FACILITIES
 BASED ON THE GOVERNOR'S PROCLAMATION 20-28.**

**THE PHONE NUMBER FOR THE PUBLIC TO LISTEN TO THIS
 MEETING IS: 1-253-292-9750, Access Code 697075721#**

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Item	Recommended Action	Page
1. BUSINESS AGENDA		
a. An ordinance adopting a new Chapter 2.105 of the Tukwila Municipal Code entitled "Indemnification of City Employees, Officials, and Volunteers." <i>Rachel Bianchi, Deputy City Administrator</i>	a. Forward to 12/13 Special Meeting Consent Agenda.	Pg.1
b. Applications from City of Tukwila for lodging tax funds: (1) 2022 Copa Surf Cup for \$25,000 (2) 2023 Copa Surf Cup for \$25,000 <i>Brandon Miles, Business Relations Manager</i>	b. Forward to 12/13 Special Meeting Consent Agenda.	Pg.11
c. An update on the Wadajir Development Agreement. <i>Brandon Miles, Business Relations Manager</i>	c. Discussion only.	Pg.23
d. 2021 Committee work plan. <i>Laurel Humphrey, Legislative Analyst</i>	d. Discussion only.	Pg.57
2. MISCELLANEOUS		

Next Scheduled Meeting: *January 2022*



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INFORMATIONAL MEMORANDUM

TO: Tukwila City Councilmembers
FROM: Kari L. Sand, City Attorney
CC: Mayor Ekberg
DATE: November 29, 2021
SUBJECT: Indemnification of City Employees, Officials and Volunteers

ISSUE

Currently, the Tukwila Municipal Code ("TMC") does not have provisions for the indemnification of city employees, officials or volunteers; therefore, it is recommended that the City Council adopt an ordinance setting forth such provisions consistent with RCW 4.96.041.

BACKGROUND

RCW 4.96.041 provides that whenever an action or proceeding for damages is brought against any past or present employee, official or volunteer of the city, arising from acts or omissions while performing, or in good faith purporting to perform, his or her official duties, such officer, employee, or volunteer may request the city to authorize the defense of the action or proceeding at the expense of the city.

The recommended new Chapter 2.105 TMC establishes a process for employee, official and volunteer indemnification and procedures to determine whether the acts or omissions of said officer, employee or volunteer were, or in good faith purported to be, within the scope of his or her official duties.

DISCUSSION

Through its risk pool, the Washington Cities Insurance Authority, the city has an established practice and history of defending and indemnifying past and present employees, elected officials and volunteers of the city; however, it is recommended that the practice be formally acknowledged through the adoption of procedures to be codified in a new chapter 2.105 TMC consistent with RCW 4.96.041.

FINANCIAL IMPACT

N/A

RECOMMENDATION

The Council is being asked to review and approve the proposed ordinance at the December 13, 2021 Special Meeting Consent Agenda.

ATTACHMENT

Draft Ordinance

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, ADOPTING A NEW CHAPTER 2.105 OF THE TUKWILA MUNICIPAL CODE ENTITLED "INDEMNIFICATION OF CITY EMPLOYEES, OFFICIALS, AND VOLUNTEERS;" PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, RCW 4.96.041 provides that whenever an action or proceeding for damages is brought against any past or current employee, official, or volunteer of the City, arising from acts or omissions while performing or in good faith purporting to perform his or her official duties, such employee, official, or volunteer may request the City to authorize the defense of the action or proceeding at the expense of the City; and

WHEREAS, RCW 4.96.041 further provides that if the City Council of Tukwila as the legislative authority of the City using a procedure created by ordinance or resolution, finds that the acts or omissions of the City employee, official, or volunteer were, or in good faith purported to be, within the scope of his or her official duties, the request to authorize the defense of the action or proceeding at the expense of the City shall be granted and the necessary expenses of defending the action or proceeding shall be paid by the City; and

WHEREAS, Title 2 of the Tukwila Municipal Code (TMC) contains code provisions regarding personnel of the City; and

WHEREAS, this ordinance creates a new TMC Chapter 2.105, entitled "Indemnification of City Employees, Officials and Volunteers," to specify that employees, officials or volunteers of the City performing official duties in good faith and within the scope of those duties shall be provided such legal representation as reasonably necessary to defend a claim or lawsuit filed against such employee, official or volunteer; and

WHEREAS, this ordinance creates a procedure for the City Council to determine if the acts or omissions of the City employee, official or volunteer were, or in good faith purported to be, within the scope of his or her official duties;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Regulations Established. Tukwila Municipal Code (TMC) Chapter 2.105, titled “Indemnification of City Employees, Officials and Volunteers,” is hereby established to read as follows:

Sections:

2.105.010	Purpose
2.105.020	Definitions
2.105.030	Legal Representation
2.105.040	Exclusions
2.105.050	Determination of Exclusion
2.105.060	Representation and Payment of Claims — Conditions
2.105.070	Effect of Compliance with Conditions
2.105.080	Failure to Comply with Conditions
2.105.090	Reimbursement of Incurred Expenses
2.105.100	Conflict with Provisions of Insurance Policies or Self-Insurance Plan
2.105.110	Pending Claims

Section 2. Regulations Established. TMC Section 2.105.010, “Purpose,” is hereby established to read as follows:

2.105.010 Purpose

The purpose of this chapter is to protect past and current City employees, officials and volunteers acting in good faith purporting to perform his or her official duties and to authorize the defense of any action or proceeding against such employee, official or volunteer and to create a procedure to determine whether or not the acts or omissions of the employee, official or volunteer were, or in good faith purported to be, within the scope of their official duties.

Section 3. Regulations Established. TMC Section 2.105.020, “Definitions,” is hereby established to read as follows:

2.105.020 Definitions

Unless the context indicates otherwise, the words and phrases used in this chapter shall have the following meanings:

1. “Employee” means any person who is or has been employed by the City. “Employee” does not include independent contractors.

2. “Official” means any person who is serving or has served as an elected City official, and any person who is serving or has served as an appointed member of any City Board, Commission, Committee, or other appointed position with the City. “Official” does not include independent contractors performing the duties of appointed positions.

3. “Volunteer” means any person who performs or has performed his or her services gratuitously for the benefit of the City and has no employer-employee relationship with the City.

Section 4. Regulations Established. TMC Section 2.105.030, "Legal Representation," is hereby established to read as follows:

2.105.030 Legal Representation

A. As a condition of service or employment with the City of Tukwila, the City shall provide to a City employee, official, or volunteer, and any spouse or registered domestic partner of a City employee, official, or volunteer to the extent the community, as community is defined in Chapter 26.16 RCW is implicated, subject to the conditions and requirements of this chapter, and notwithstanding the fact that such employee, official, or volunteer may have concluded service or employment with the City, such legal representation as may be reasonably necessary to defend a claim or lawsuit filed against such employee, official, or volunteer resulting from any conduct, act or omission of such employee, official, or volunteer performed or omitted on behalf of the City in his or her capacity as a City employee, official, or volunteer, which act or omission is within the scope of their service or employment with the City.

B. The legal services shall be provided by the Office of the City Attorney unless:

1. Any provision of an applicable policy of insurance or self-insurance plan provides otherwise; or

2. A conflict of interest or ethical bar exists with respect to said representation;
or

3. The Mayor determines that the assignment of counsel other than the City Attorney is necessary or prudent under the circumstances.

C. In the event that outside counsel is retained under subsection (B) of this section, the City shall indemnify the City employee, official, or volunteer from the reasonable costs of defense; provided, that in circumstances where outside counsel is retained under subsection (B) of this section, the City controls the defense of the matter consistent with the contract with the outside counsel selected by the City.

Section 5. Regulations Established. TMC Section 2.105.040, "Exclusions," is hereby established to read as follows:

2.105.040 Exclusions

In no event shall protection be offered under this chapter by the City to:

1. Any dishonest, fraudulent, criminal, intentionally wrongful or malicious act or course of conduct of a City employee, official, or volunteer;

2. Any act or course of conduct of a City employee, official, or volunteer that is not performed on behalf of the City;

3. Any act or course of conduct that is outside the scope of a City employee's, official's, or volunteer's service or employment with the City; and/or

4. Any lawsuit brought against a City employee, official, or volunteer by or on behalf of the City.

B. Nothing herein shall be construed to waive or impair the right of the City Council to institute suit or counterclaim against any City employee, official, or volunteer, nor to limit its ability to discipline or terminate an employee. The protections of this chapter shall not apply with respect to any accident, occurrence, or circumstance for which the City or the City employee, official, or volunteer is insured against loss or damages under the terms of any valid insurance policy or self-insurance program; provided, that this chapter shall provide protection, subject to its terms and limitations, above any loss limit of such policy. The provisions of this chapter are intended to be secondary to any contract or policy of insurance owned or applicable to any employee, official, or volunteer. The City shall have the right to require any employee, official, or volunteer to utilize any such policy protection prior to requesting the protection afforded by this chapter.

Section 6. Regulations Established. TMC Section 2.105.050, “Determination of Exclusion,” is hereby established to read as follows:

2.105.050 Determination of Exclusion

The determination of whether a City employee, official, or volunteer shall be afforded a defense by the City under the terms of this chapter shall be finally determined by the City Council on the recommendation of the Mayor. The City Council may request the City Attorney to provide an opinion or recommendation concerning the determination. The decision of the City Council shall be final as a legislative determination of the Council. Nothing herein shall preclude the City from undertaking a City employee’s, official’s, or volunteer’s defense under a reservation of rights.

Section 7. Regulations Established. TMC Section 2.105.060, “Representation and Payment of Claims—Conditions,” is hereby established to read as follows:

2.105.060 Representation and Payment of Claims — Conditions

The protections of this chapter shall apply only when the following conditions are met:

1. In the event of any incident or course of conduct potentially giving rise to a claim for damage, or the commencement of a suit, the City employee, official, or volunteer involved shall, as soon as practicable, give the City Administrator written notice thereof, identifying the City employee, official, or volunteer involved; all information known to the employee, official, or volunteer involved; all information known to the employee, official, or volunteer with respect to the date, time, place and circumstances surrounding the incident or conduct giving rise to the claim or lawsuit; as well as the names and addresses of all persons allegedly injured or otherwise damaged thereby, and the names and addresses of all witnesses.

2. Upon receipt thereof, the City employee, official, or volunteer shall forthwith deliver any claim, demand, notice or summons or other process relating to any such incident or conduct to the City Attorney, and shall cooperate with the City Attorney, or an attorney designated by the City, and, upon request, assist in making settlement of any suit and enforcing any claim for any right of subrogation against any persons or organizations that may be liable to the City because of any damage or claim of loss arising from the incident or course of conduct, including but not limited to rights of recovery for costs and attorneys' fees arising out of state or federal statute upon a determination that the suit brought is frivolous in nature.

3. Such City employee, official, or volunteer shall attend interviews, depositions, hearings, and trials and shall assist in securing and giving evidence and obtaining attendance of witnesses all without any additional compensation to the employee, official, or volunteer and, in the event that an employee has left the employ of the City, no fee or compensation shall be provided. The City shall pay reasonable out-of-pocket expenses and costs (e.g., travel expenses, parking expenses, etc.) incurred by City employees, officials, and volunteers (including former employees, former officials, and former volunteers) in connection with such attendance. All such expenses shall be approved by the City Administrator, or designee, and the City Administrator's determination shall be final.

4. Such City employee, official, or volunteer shall not accept nor voluntarily make any payment, assume any obligations, or incur any expense relating to the claim or suit, other than for first aid to others at the time of any incident or course of conduct giving rise to any such claim, loss, or damage.

Section 8. Regulations Established. TMC Section 2.105.070, "Effect of Compliance with Conditions," is hereby established to read as follows:

2.105.070 Effect of Compliance with Conditions

If legal representation of a City employee, official, or volunteer is undertaken consistent with this chapter, all of the conditions of representation are met, and a judgment is entered against the employee, official, or volunteer, or a settlement made, the City shall pay such judgment or settlement; provided, that the City may, at its discretion, appeal as necessary such judgment.

Section 9. Regulations Established. TMC Section 2.105.080, "Failure to Comply with Conditions," is hereby established to read as follows:

2.105.080 Failure to Comply with Conditions

In the event that any City employee, official, or volunteer fails or refuses to comply with any of the conditions of TMC Section 2.105.060 or elects to provide his/her own representation with respect to any such claim or litigation, then all of the protections of this chapter shall be inapplicable and shall have no force or effect with respect to any such claim or litigation.

Section 10. Regulations Established. TMC Section 2.105.090, “Reimbursement of Incurred Expenses,” is hereby established to read as follows:

2.105.090 Reimbursement of Incurred Expenses

A. If the City determines that a City employee, official, or volunteer does not come within the provisions of this chapter, and a court of competent jurisdiction later determines that such claim does come within the provisions of this chapter, then the City shall pay any judgment for nonpunitive damages rendered against the employee, official, or volunteer and reasonable attorneys’ fees incurred in defending against the claim. Consistent with RCW 4.96.041(4), the City Council may by motion agree to pay an award for punitive damages based on the specific facts and circumstances of the case, which shall be determined on a case-by-case basis. The City shall pay any attorneys’ fees incurred in obtaining the determination that such claim is covered by the provisions of this chapter.

B. If the City determines that a claim against a City employee, official, or volunteer does not come within the provisions of this chapter, and a court of competent jurisdiction later finds that such claim does not come within the provisions of this chapter, then the City shall be reimbursed by the employee, official, or volunteer for costs or expenses incurred in obtaining the determination that such claim is not covered by the provisions of this chapter.

Section 11. Regulations Established. TMC Section 2.105.100, “Conflict with Provisions of Insurance Policies or Self-Insurance Plan,” is hereby established to read as follows:

2.105.100 Conflict with Provisions of Insurance Policies or Self-insurance Plan

Nothing contained in this chapter shall be construed to modify or amend any provision of any policy of insurance or self-insurance plan where any City employee, official, or volunteer thereof is the named insured. In the event of any conflict between this chapter and the provisions of any such policy of insurance or self-insurance plan, the policy or plan provisions shall be controlling; provided, however, that nothing contained in this section shall be deemed to limit or restrict any City employee’s, official’s, or volunteer’s right to full protection pursuant to this chapter, it being the intent of this chapter and section to provide the protection detailed in this chapter outside and beyond insurance policies that may be in effect, while not compromising the terms and conditions of such policies by any conflicting provision contained in this chapter.

Section 12. Regulations Established. TMC Section 2.105.110, “Pending Claims,” is hereby established to read as follows:

2.105.110 Pending Claims

The provisions of this chapter shall apply to any pending claim or lawsuit against a City employee, official, or volunteer, or any such claim or lawsuit hereafter filed, irrespective of the date of the events or circumstances which are the basis of such claim

or lawsuit.

Section 13. Corrections by City Clerk or Code Reviser Authorized. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 14. Ratification. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 15. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 16. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City and shall take effect and be in full force five days after passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this _____ day of _____, 2021.

ATTEST/AUTHENTICATED:

Christy O'Flaherty, MMC, City Clerk

Allan Ekberg, Mayor

APPROVED AS TO FORM BY:

Filed with the City Clerk: _____
Passed by the City Council: _____
Published: _____
Effective Date: _____
Ordinance Number: _____

Office of the City Attorney



INFORMATIONAL MEMORANDUM

TO: **Planning and Community Development**

FROM: **Brandon Miles, Business Relations Manager**

CC: **Mayor Ekberg**

DATE: **November 30, 2021**

SUBJECT: **Lodging Tax Funding Requests**

ISSUE

Review of a lodging tax funding request from the City of Tukwila, Office of Economic Development for the 2022/2023 Copa Surf Cup to be held at Starfire Sports.

BACKGROUND

The City collects a 1% lodging tax on certain qualifying overnight stays in paid accommodations (hotels/motels/Airbnb) in the City. State law limits the use of these funds to tourism promotion¹. There is currently just over \$1 million in lodging tax funds available for use.

The City's Lodging Tax Advisory Committee (LTAC) reviews all requests for use of lodging tax funds. LTAC then forwards a list of recommended applications to the City Council for its review and consideration. If LTAC does not recommend an application be funded, that application is not forwarded to the City Council. The City Council may approve or deny any of the applications recommended by the LTAC. The City Council may also approve an application and increase or decrease the dollar amount awarded².

The City accepts applications on a rolling basis, with the LTAC reviewing requests monthly.

Pending Applications

At its November 12, 2021 meeting, the LTAC recommended approval of a lodging tax request from the City of Tukwila Office of Economic Development to sponsor the 2022/2023 Copa Surf Cup.

¹ RCW 67.28.080 (6) defines "tourism promotion" as "...activities, operations, and expenditures designed to increase tourism, including but not limited to advertising, publicizing, or otherwise distributing information for the purpose of attracting and welcoming tourists; developing strategies to expand tourism; operating tourism promotion agencies; and funding the marketing of or the operation of special events and festivals designed to attract tourists."

² On August 17, 2016, the Washington State Attorney General's Office issued an informal opinion regarding whether a municipality could change the dollar amounts recommended by the local lodging tax advisory committee. Specifically, the informal opinion states:

"When awarding lodging tax revenues pursuant to RCW 67.28.1816(2)(b)(ii), a municipality may award amounts different from the local lodging tax advisory committee's recommended amounts, but only after satisfying the procedural requirements of RCW 67.28.1817(2), according to which the municipality must submit its proposed change to the advisory committee for review and comment at least forty-five days before final action on the proposal."

1. City of Tukwila, 2022/2023 Copa Surf Cup (\$25,000 in 2022 and \$25,000 in 2023).

The annual Copa Surf Cup played every summer in San Diego is one of the largest youth soccer tournaments in North America. Starting in 2022 Surf Cup will have regional play in tournaments across the United States. Starfire Sports will host the northwest play in tournament. Over 150 teams from across Washington, Oregon, Idaho, Montana, northern California, and British Columbia are expected to attend the tournament.

Staff is proposing a sponsorship for the tournament. The City would provide a room rebate for each room night booked in a Tukwila hotel. The total sponsorship would not exceed \$25,000 in 2022 and \$25,000 in 2023.

LTAC Recommendation on Application: Do Fund

Staff Recommendation on Application: Do Fund

FINANCIAL IMPACT

The total request for the tax application is not to exceed \$50,000.00 (\$25,000 in 2022 and \$25,000 in 2023). The six-year Tourism Financial Plan approved by the City Council in December of 2020 allocated a total of \$150,000 in lodging tax funding for sponsorships in 2021, 2022, and 2023.

2021 Tourism Six-Year Financial Plan Allocation	
Sponsorships:	\$150,000.00
Global to Local Request (Already Approved):	(\$5,000.00)
City of Tukwila, Juneteenth Event (Already Approved)	(\$5,000.00)
City of Tukwila, Seawolves Partnership (Already Approved)	(\$20,000)
City of Tukwila, Rugby 7s (Pending with Council)	(\$10,000)
City of Tukwila, Gut Check Wresting	(\$15,000)
XV Rugby Series	(\$15,000)
Remaining Sponsorship Funds:	\$80,000.00

2022 Tourism Six-Year Financial Plan Allocation	
Sponsorships:	\$150,000.00
City of Tukwila, Copa Surf Cup	(\$25,000.00)
Remaining Sponsorship Funds:	\$125,000.00

2023 Tourism Six-Year Financial Plan Allocation	
Sponsorships:	\$150,000.00
City of Tukwila, Copa Surf Cup	(\$25,000.00)
Remaining Sponsorship Funds:	\$125,000.00

RECOMMENDATION

Staff recommends that the Committee approve the funding request and forward to the December 13 Special Meeting consent agenda.

ATTACHMENTS

1. City of Tukwila, Staff Report to the Lodging Tax Advisory Committee
2. Lodging Tax Application, Copa Surf Cup

Staff Memorandum

Lodging Tax Advisory Committee Funding Request

Name of Applicant:

City of Tukwila, Copa Surf Cup

Address:

6200 Southcenter Blvd.
Tukwila, WA 98188

Total Funds Requested:

Not to exceed \$50,000 (\$25,000 in 2022 and \$25,000 in 2023)

About the Applicant:

The City of Tukwila is a non-charter City organized under the laws of the State of Washington. Founded in 1908, Tukwila is one of the oldest cities in King County. Since its founding, Tukwila has always been a community at the “crossroads.” Tukwila lies at one of the busiest freeway interchanges in Washington State. The City has a small bedtime population of just under 20,000. During the day the City’s population swells to over 150,000 people, with people coming to the City to work, shop, dine, stay in hotels, and to visit once in a life time experiences, such as the Museum of Flight or iFly.

The City is one of the most diverse cities in the country. Over 70 languages are spoken in the Tukwila School District. Many well-known businesses are based in Tukwila, such as BECU, Westfield Southcenter, Seattle Seawolves, Seattle Sounders FC, Top Pot Donuts, Pop Gourmet, and the Sabey Corporation. The City has over 2,000 hotel rooms and over 100 restaurants

Funds Previously Awarded:

None for this event. The City has previously been provided funds for a variety of activities.

Funding Request Narrative:

The City of Tukwila is requesting lodging tax funds in 2022 and 2023 to sponsor the NW Surf Copa Series in the Spring. This will be a very large soccer tournament, bringing in youth soccer teams from across the western United States and Canada. Staff estimates over 4,200 room nights would be generated.

Staff Comments:

This tournament is already booked at Starfire Sports for 2022. The goal with the sponsorship for 2022 and 2023 is to ensure that the City receives the hotel room nights generated and that leakage to adjacent cities is minimized.

Consistency with Six Year Financial Model:

For 2021, the Six Year Financial Plan shows the City spending \$150,000 for sponsorship, such as this. There will be sufficient funds remaining in the budget for other 2021 sponsorships.

Sponsorship Funds Provided in Six Year Financial Plan:	\$150,000
Spice Bridge Request (approved)	(\$5,000)
Juneteenth Request (approved)	(\$5,000)
Seawolves (approved)	(\$20,000)
City of Tukwila, Rugby 7 (approved)	(\$10,000)
City of Tukwila, Gut Check (approved)	(\$15,000)
<u>City of Tukwila, XV Rugby Series (approved)</u>	<u>(\$15,000)</u>
Remaining Funds:	\$70,000

For 2022, the Six Year Financial Plan shows the City spending \$150,000 for sponsorship, such as this. There will be sufficient funds remaining in the budget for other 2022 sponsorships.

Sponsorship Funds Provided in Six Year Financial Plan:	\$150,000
<u>City of Tukwila, Copa Surf Cup</u>	<u>(\$25,000)</u>
Remaining Funds:	\$125,000

For 2023, the Six Year Financial Plan shows the City spending \$150,000 for sponsorship, such as this. There will be sufficient funds remaining in the budget for other 2023 sponsorships.

Sponsorship Funds Provided in Six Year Financial Plan:	\$150,000
<u>City of Tukwila, Copa Surf Cup</u>	<u>(\$25,000)</u>
Remaining Funds:	\$125,000

Note, the total amount of this sponsorship will not exceed \$50,000 over the two year period. The exact amount could be lower as we negotiate the final scope.

City of Tukwila Staff

Recommendation to LTAC: Approval

Notes:

None.

Application to the City of Tukwila for Use of 2021 Lodging Tax Funds

Event or Activity Name (if applicable):	2022/2023 NW Surf Copa Series
Amount of Lodging Tax Requested:	\$50,000 (2022, \$25,000, 2023, \$25,000)
Applicant Organization:	City of Tukwila
Federal Tax ID Number:	91-6001519
Mailing Address:	Office of the Mayor 6200 Southcenter Blvd Tukwila, WA 98188
Primary Contact Name:	Brandon Miles
Primary Contact Phone:	206-431-3684
Primary Contact Email Address:	Brandon.Miles@Tukwilawa.gov

Check all the service categories that apply to this application:

Tourism promotion or marketing.

Operation of a special event or festival designed to attract tourists.

Operation of a tourism-related facility owned or operated by a non-profit organization.

Operation and/or capital costs of a tourism-related facility owned by a municipality or a public facilities district.

Check which one of the following applies to your agency:

Non-Profit (Note: Attach a copy of your current non-profit corporate registration from the Washington Secretary of State Office)

Municipality

For Profit Corporation

I am an authorized agent of the organization/agency applying for funding. I understand that:

- I am proposing a tourism-related service for 2021. If awarded, my organization intends to enter into a services contract with the City; provide liability insurance for the duration of the contract naming the City as additional insured and in an amount determined by the City; and file for a permit for use of City property, if applicable.
- My agency will be required to submit a report documenting economic impact results in a format determined by the City.

Signature: /s/

Date: March 10, 2021

1) Describe your tourism-related activity or event.

The Surf Cup in San Diego is one of the largest and longest running youth soccer tournaments in the country. The tournament attracts teams from all over the United States and Canada. Starting in 2022 the Surf Cup will have regional play in tournaments for teams that want to play in the main tournament in San Diego. Starfire Sports in Tukwila has been selected to host the 2022 NW Surf Copa Series in June. This tournament will bring in high level traveling soccer teams from across Washington State, Oregon, California, Idaho, Montana, and British Columbia.

This tournament has already been booked at Starfire Sports. The goal with the funding request is to ensure that Tukwila hotels receive the room nights generated and there is no room night leakage outside of the City. To accomplish this goal, this funding request will provide a per room night rebate for each room night generated and documented within the City. This will be a two-year funding request.

1) If an event, list the event name, date(s), and projected overall attendance.

The official name is the NW Surf Copa Series and will be held June 3-5, 2022. The 2023 dates have not been confirmed. An estimated 160 teams, with over 2,500 players will be in attendance. Total attendance, which would include parents and other family members, is estimated to be approximately 5,500 people.

2) Is your event/activity/facility focusing on attracting overnight tourists, day tourists, or both?

Both, with a heavy emphasis on overnight visitors.

3) Describe why visitors will travel to Tukwila to attend your event/activity/facility.

This tournament has already been booked at Starfire Sports. The goal with the funding request is to ensure that Tukwila hotels receive the room nights generated and there is no room night leakage outside of the City. To accomplish this goal, this funding request will provide a per room night rebate for each room night generated and documented within the City. This will be a two-year funding request.

4) Describe the geographic target of the visitors you hope to attract (locally, regionally, nationally, and/or internationally).

This tournament will pull in teams from across Washington State, Oregon, California, Idaho, Montana, and British Columbia.

5) Describe the prior success of your event/activity/facility in attracting tourists.

The tournament will be organized by Washington Premier League, which operates tournaments at Starfire and throughout the State.

6) If this your first time holding the event/activity/facility provide background on why you think it will be successful.

This is the first time the event is being held. The Surf Cup is one of the most well-respected youth soccer tournaments in the United States and team demand to go to San Diego is greater than spots available. The play in tournaments should be very successful in attracting teams.

7) Describe the media strategy you employ to promote your event/activity/facility to attract overnight and/or day tourists? Please list any digital or print media (newsletters, e-blasts, social media, etc.) your agency uses or intends to use to promote your event/activity/facility.

Washington Premier League will market the tournament to teams in the regions outlined above. The City, through its Experience Tukwila brand, will highlight the tournament via social media and promote things to do as visitors come to the City.

8) Describe how you will promote lodging establishments, restaurants, retailers, and entertainment establishments in the City of Tukwila.

A majority of the funds for the sponsorship will be rebate based, meaning that the in order for the fee to be paid the organizers must demonstrate actually room night books at Tukwila hotels. The City also utilize the organizers emails to promote Experience Tukwila and Seattle Southside to the tournaments participants.

9) Is the City able to use your digital and print media for collaborative marketing?

Yes.

10) Describe how you will use the name, "Tukwila" in publications, promotions, and for your event?

This event will be promoted as being in Tukwila in some medias. Since this is a large, national draw, the tournament may also use the Seattle or Seattle Southside name in describing the location of the event.

11) Measurements and Metrics (Note: You will be required to report these metrics as part of the close out of the agreement between your organization and the City.)

As a direct result of your proposed tourism-related service, provide an estimate of:	
a. Overall attendance at your proposed event/activity/facility.	5,500
b. Number of people who will travel fewer than 50 miles for your event/activity.	550

c. Number of people who will travel more than 50 miles for your event/activity.	4,950
d. Of the people who travel more than 50 miles, the number of people who will travel from another country or state.	3,500
e. Of the people who travel more than 50 miles, the number of people who will stay overnight in Tukwila.	4,950
f. Of the people staying overnight, the number of people who will stay in PAID accommodations (hotel/motel/bed-breakfast) in Tukwila.	4,950
g. Number of paid lodging room nights resulting from your proposed event/ activity/facility (<i>for example: 25 paid rooms on Friday and 50 paid rooms on Saturday = 75 paid lodging room nights</i>)	4,242

12) What methodologies did you use to calculate the estimates and what methodologies will you use to track outcomes, such as total participants, estimated visitor spending, etc?

Assuming people fly in on June 2 and out on June 5, so three room nights. Of the 4,950, assume 3.5 people per room on average, 1,650 times the total room nights of three= 4,242 room nights.

13) Are you applying for lodging tax funds from another community? If so, which communities and in what amounts?

No.

14) Are you applying funding from Seattle Southside Regional Tourism Authority (SSRTA)? If so, in what amount?

No.

15) What is the overall budget for your event/activity/facility? What percent of the budget are you requesting from the City of Tukwila?

This is a two-year funding request (\$25,000 for 2022 and \$25,000 for 2023). Most of the funds will be awarded based on actual room nights booked and verified in Tukwila lodging establishments.

16) What will you cut from your proposal or do differently if full funding for your request is not available or recommended?

The event would still occur, but we would not be able to ensure that the hotel nights land in Tukwila hotels. The room nights could be go to adjacent cities, such as Renton or Kent.

Applications are considered on a rolling basis. Please contact staff to discuss the process for having the application reviewed by the City's Lodging Tax Advisory Committee.

Completed applications should be submitted to:

Lodging Tax Advisory Committee
c/o Brandon Miles
City of Tukwila
6200 Southcenter Blvd
Tukwila, WA 98188

Or,

Brandon.Miles@Tukwilawa.gov

Questions?

LTAC Contact:
Brandon J. Miles
(206) 431-3684
Brandon.Miles@Tukwilawa.gov.

Updated: January 5, 2021



INFORMATIONAL MEMORANDUM

TO: Planning and Community Development

FROM: Brandon Miles, Business Relations Manager

CC: Mayor Ekberg

DATE: November 30, 2021

SUBJECT: Wadajir Development Agreement Update

ISSUE

Update on the Wadajir Development Agreement at 14110 Tukwila International Blvd.

BACKGROUND

On August 16, 2021 Economic Development staff provided a briefing to Planning and Community Development (PCD) regarding the proposed Wadajir project at 14110 Tukwila International Blvd. Forterra is requesting that the City enter into a development agreement regarding to address certain development issues with the property. A copy of a staff memo dated August 10, 2021 that provided background on the project is included as an attachment to this memo.

At the meeting City staff and Forterra discussed additional outreach that would be completed by Forterra during the next few months. PCD requested an update on the project prior to the end of the year.

DISCUSSION

Forterra staff will provide a presentation to PCD on the outreach completed to date. Additionally, Forterra will discuss possible option regarding parking on S. 141st Street. Please note that staff is still reviewing the various issues associated with the development agreement, including a possible vacation of S.141st Street. Staff does not have a recommendation at this time. The briefing at the December 6, 2021 PCD meeting is intended to provide a brief update to the committee. No decisions are needed as this time. Staff suggests that a briefing be provided in the new year to the full council so that all councilmembers are up to speed on the project.

FINANCIAL IMPACT

N/A.

RECOMMENDATION

Discussion only. Staff would like to schedule a briefing to the full council in early 2022.

ATTACHMENTS

- Staff memo, dated August 10, 2021
- Wadajir Presentation, prepared by Forterra staff



INFORMATIONAL MEMORANDUM

TO: Planning and Community Development
FROM: Brandon J. Miles, Business Relations Manager
CC: Mayor Ekberg
DATE: August 10, 2021
SUBJECT: Wadajir Development Agreement Update

ISSUE

Forterra is requesting the City enter into a Development Agreement (DA) for the old Knight's Inn property at 14110 Tukwila International Blvd. Staff would like to provide a briefing on the various issues related to the DA and discuss next steps.

BACKGROUND

In September of 2020 the Department of Community Development (DCD) was provided an overview of the Wadajir project to the Planning and Economic Development committee. Wadajir will be a 154,500 square foot mixed use project on the old Knight's Inn motel property, focused on supporting the environmental, social, and economic sustainability of Tukwila's East African immigrant community. A total of 100 owner occupied units will be constructed.

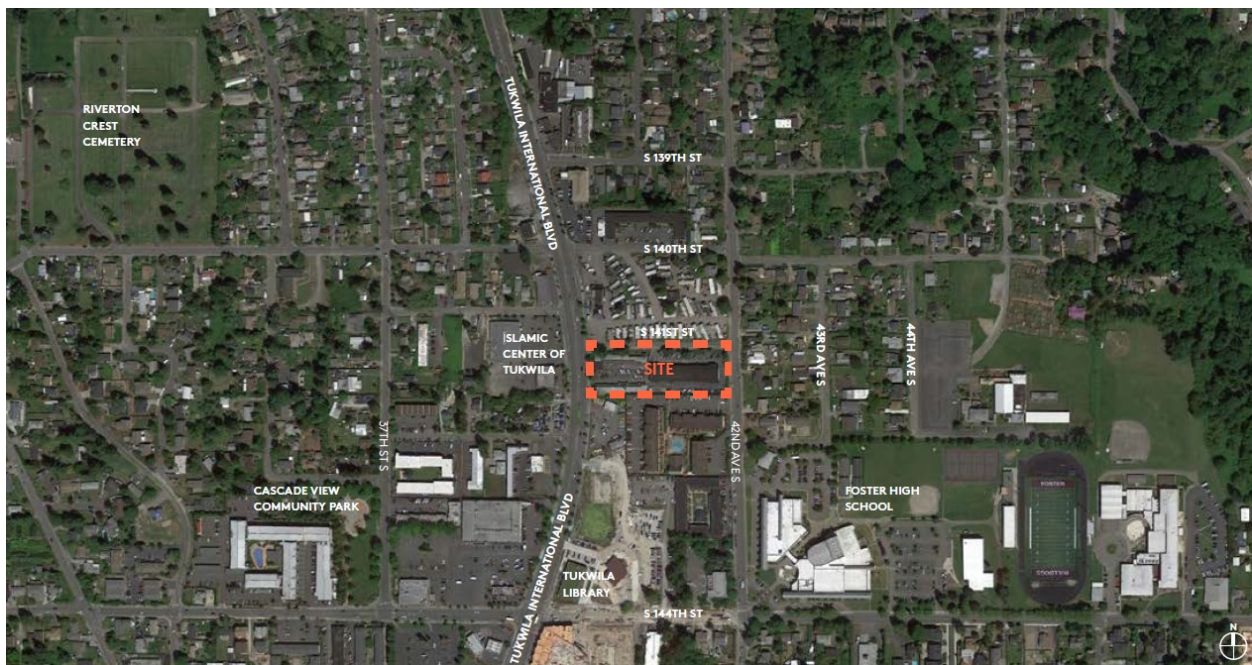


Figure 1, Project Site and Surrounding Area.

The project aims to provide affordable, cooperatively owned, housing for community members having annual income levels below the area median income. To achieve this affordability goal, the project proposes to use Cross Laminated Timber (CLT) technology and prefabricated modules created as a standardized set of building units. In addition to building construction

technology, the applicant is also requesting certain deviations from the City's design and zoning standards to improve the projects financial feasibility.

DA's are permitted under Tukwila Municipal Code 18.86 and are discretionary, legislative acts of the City Council. Major development and zoning issues requested to be modified by the applicant as part of a DA for the Wadajir project include:

1. Structured Parking. The applicant is asking that the requirement to provide structure parking for the residential uses be waived.
2. Minimum Required Parking. The applicant is requesting that the required number of parking stalls required for the development be reduced from 203 total spaces to a total of 69 stalls on site and 32 spaces in adjacent city right of way.
3. Building Setbacks. The construction method of CLT and prefabricated modules creates issues with modulation. The project would not be able to meet the tiered setbacks required for the upper floors of the project.
4. Recreation Space. To meet the recreation space requirements, the applicant is requesting that they be allowed to count the required setback areas into the square footage requirement for recreation space.
5. Design Review Process. Staff is requesting that the design review process be amended for this project, should it move forward.

Note, there are other minor issues that will also need to be addressed as part of the DA. Staff wanted to highlight the major issues for the council discussion since they impact project feasibility.

The applicant has also requested that the City reenact its Multi-Family Tax Exemption (MFTE) project to accommodate the project. The MFTE cannot be reenacted via a DA and would require a separate City Council action.

DISCUSSION

Wadajir provides an opportunity to expand the number of owner, occupied affordable housing units in south King County. As outlined above, the applicant is requesting deviations from several development standards for the project. Additional context on the request is provided below.

1. Structured Parking Requirements

TMC 18.43.070 requires that 75% of the required residential parking be in a structure, similar to what occurred at Tukwila Village. The Wadajir is proposing to provide parking via a surface parking lot. As shown in the site plan below, the parking will be located in the rear of the building along 42nd Ave South. The applicant has indicated that structured parking could make the project financially unfeasible.

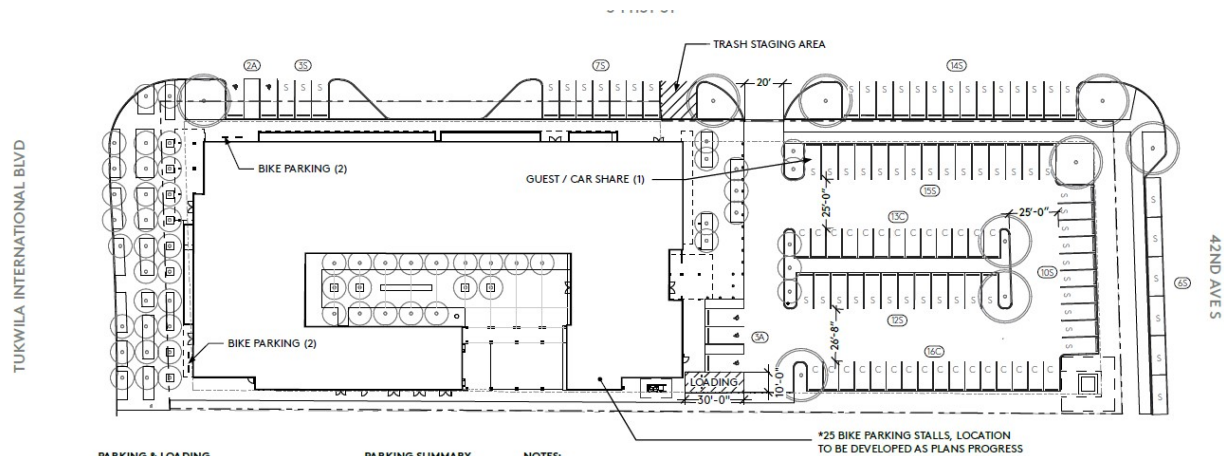


Figure 2. Site Plan and Parking Layout.

Staff Response

Structured parking can add additional development costs to a project, with a rough estimate of the cost being \$30,000 to \$40,000 per stall. Thus, a 100-stall garage adding between \$3 and \$4 million to a projects cost. The goal of the structured parking is to reduce the visual impacts of large surface parking lots on Tukwila International Blvd and to allow more dense development. By locating the building along Tukwila International Blvd. the applicant is screening the parking lot from the street. However, a large parking area would be visible from 42nd Ave South.

Through the DA the City could waive 100% of the requirement that the parking be structured or waive a portion of this requirement.

Both Tukwila Village and Bellwether Housing provided structured parking for the residential components of their projects.

2. Minimum Required Parking

Per TMC 18.43 and 18.53, the project is required to meet the following standards for parking:

- 1 stall per dwelling unit per 1 bedroom, plus
- 0.5 spaces for every bedroom in excess of 1 bedroom in a dwelling units.

With 100 units, including a mix of unit types, the Wadajir project is required to have 153 stalls for the residential portion of the project.

In addition to the residential parking requirements, an additional 1 stall is required for each 100 square feet of usable floor area for the proposed restaurant and 2.5 stalls for every 1,000 usable square feet for the retail uses. Thus, the required parking stalls for the commercial uses on site is 50 stalls.

Based upon the proposed project and parking standards outlined above, the project is required to have a total of 203 stalls. The applicant is requesting a reduction of the onsite parking to 69 total on site. In addition, the applicant is requesting to get credit for 32 parking along S. 141st Street to the north.

The applicant provided a Parking Study prepared by TranspoGroup, dated March 8, 2021. The Parking Study concluded that 92 vehicle staff would be needed during peak demand, with any

[https://tukwilawa.sharepoint.com/sites/mayoroffice/cc/Council Agenda Items/Mayor's Office/PCD, Dec. 6/Wadajir Update/2.0 Wadajir PCD Staff Report, 2021.08.10.doc](https://tukwilawa.sharepoint.com/sites/mayoroffice/cc/Council%20Agenda%20Items/Mayor's%20Office/PCD,%20Dec.%206/Wadajir%20Update/2.0%20Wadajir%20PCD%20Staff%20Report,%202021.08.10.doc)

overflow being accommodated by on-street parking. Additional on-street parking is also available within three to four miles of the project site, with a utilization rate of 20% during a typical weekday.

Staff Response:

Staff has concerns that a 66% reduction in the onsite parking on the site could significantly impact adjacent uses and the adjacent neighborhoods. While the City has granted parking reductions for other housing projects, such as Washington Place, Tukwila Village, and Bellwether, Wadajir proposed reduction in higher than those projects. Bellwether was required to provide one stall for each unit in the development. This one-to-one requirement would not be met with the Wadajir project. In addition, as the Council is aware, the City has been dealing with addressing significant parking complainants at Tukwila Village since the first phase opened.

Wadajir is also proposing to get credit for on-street parking adjacent to the project. Since on-street parking is not reserved for any specific property or project, the City does not give a project credit for adjacent on-street parking. In addition, Wadajir would require that the owners implement and manage a parking plan for the foreseeable future. This presents concerns with ongoing monitoring and enforcement by the City should the project not be in compliance with the parking management plan.

Staff and the applicant have considered possible mitigation measures to address a reduction in required onsite parking. These are provided for information only and neither the City nor the applicant are proposing any specific mitigation measures at this time.

Proposed Mitigation Measure	Impact	Staff Comments
Vacate S. 141 st Street.	This mitigation measure would allow for the on-street parking to be incorporated into the Wadajir property, thus the parking would be considered "onsite." The total onsite parking would now be 101. Additional parking may be able to be installed along the north side of S. 141 st Street, providing more parking.	<p>The project's onsite parking would still be reduced 50% from what is required by code. The project could meet the one staff per unit.</p> <p>The property owner to the north, the mobile home park, would likely receive half of any street vacation. The project applicant and the City would need to work with the mobile home park owner to acquire the mobile home park's portion of S. 141st Street and to address any access issues to the mobile home park.</p> <p>It may be possible to add additional parking along the north edge of S. 141st street once vacated.</p>
Leased parking	The applicant could examine securing an additional 25 long term leased offsite parking	Typically, when offsite parking needs to be secured for the project the City requires the

	spaces near the project. This would be an ongoing cost for the future residents and businesses.	parking to be an easement. This allows the parking to remain indefinitely. A concern with a lease approach is that either party would have the ability to terminate the agreement. Staff has concerns with the enforcement of this provision after the project is completed.
Car share service	Up to five parking spaces would be reserved for a car share service for residential use.	Per code, one ride share stall is required to be on site. Additionally, the code states that the rideshare spaces are to be in addition to the required onsite parking.
Reduce the project scale	Reducing the total number of units and/or square footage of the commercial space would reduce the total parking demand for the project.	Forterra has expressed concerns that any reduction in total unit count could impact the project's feasibility.
Residential Parking Zone (RPZ).	RPZ's are common in parts of Seattle to manage on-street parking in dense neighborhoods, such as Capital Hill and First Hill. Parking permits are provided to residents in the area and parking is time restricted for non-residents. Residents typically pay a fee for their annual permits.	At this time, it does not appear that a RPZ is needed. The Parking Study submitted by the applicant indicates that daytime usage for on-street parking in the area is about 20%. As the area grows the City may want to consider the creation of a RPZ.
Parking Improvement District	Washington State law allows cities to create Parking Improvement Districts to manage and finance parking in neighborhoods. The District generates revenue with a parking tax and/or assessment on businesses. This revenue could be used for the acquisition and management of parking facilities or improvement of existing streets to include better managed parking.	A Parking Improvement District would need to apply to a larger area and could not apply to just one property. This could be a longer term strategy to address parking in the Tukwila International Blvd Neighborhood. It would take a significant amount of time to create a parking improvement district and to use the funds to mitigate any parking impacts associated with the Wadijar project. This would not provide immediate relieve for any parking impacts associated with the project.
Parking Mitigation Fee	Require the applicant to provide a onetime payment to allow the City to better enforce	The applicant's Parking Study notes that during the day only 20% of the current on-street

	and manage existing on-street parking in the area.	parking is utilized. With funding, the City could provide better signage along streets in the area that provide on-street parking, such as 42 nd Ave South. This funding could also be used to help with staffing for a limited amount of time and to help set up the RPZ program discussed above.
Structured Parking	The applicant has requested that the requirement for structured parking be waived. The City could choose not to waive this requirement.	Structured parking would allow the project to meet its density goals while ensuring that sufficient parking is available onsite. It would also add a capital cost to the project. Both Tukwila Village and Bellwether housing have structured parking.
<i>Mitigation measures would likely include several of the options listed above.</i>		



Figure 3, Portion of S. 141st Street that could be vacated to provide more onsite parking.

3. Building Setbacks.

The City's design standards require tiered setbacks to provide modulation for residential projects in the Neighborhood Commercial Center (NCC) zoning. The applicant has noted that the use of modular mass timber construction hinders the ability to meet this requirement.



Figure @, Proposed Massing.

Figure 4 above shows the proposed massing for the building.

Staff response:

No comments at this time. Staff suggest this item be addressed as part of design review.

4. Recreation Space.

The project is required to provide 200 square feet of recreation space per unit. With a proposed unit count of 100 units, this results in a total of 20,000 square feet of recreation space required for the project. The applicant is proposing that just over 20,000 square feet of outdoor recreation space and just over 4,500 of indoor recreation space. Up to 50% of the required recreation space can be indoors.

The City's recreation space requirements do not allow required landscaped areas to count towards the required minimum recreation space requirements. The applicant has requested that this limitation be eliminated.

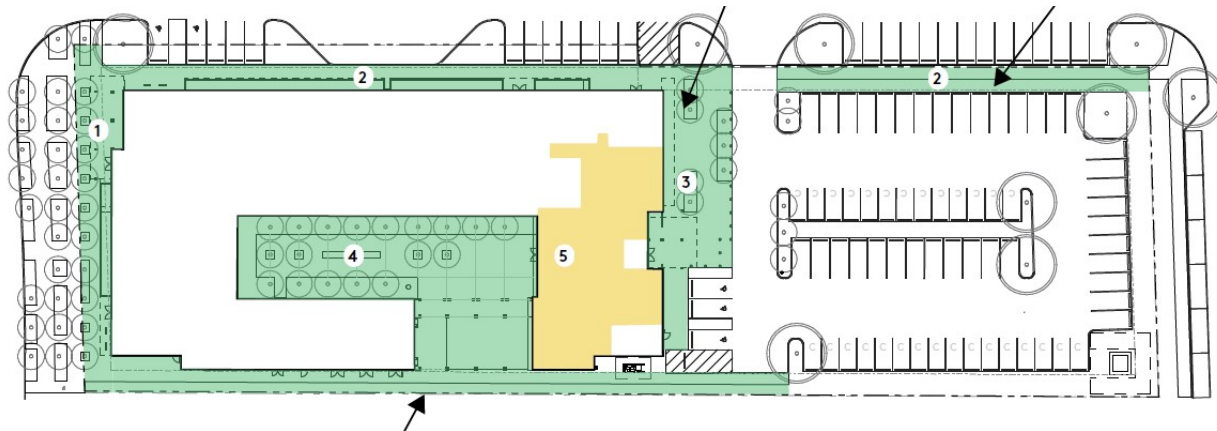


Figure 5, Recreation Space Layout.

Staff Response:

At this time staff does not know if a waiver for the landscaped area to count as recreation space is needed. Based upon the information provide it appears that the combination of both indoor and outdoor recreation space may exceed the minimum standards. If additional recreation space is needed, staff suggest that the City require a fee in lieu of instead of allowing the landscaped areas to count as recreation space. The landscaped areas are not always designed in a manner to accommodate recreation activities.

5. Design Review Process

A project of this size would require a public hearing design review process. However, since the City may approve a DA for this project, staff is requesting that the project be approved at the staff level through administrative design review.

Staff Response:

Many of the design elements such as parking, landscaped, modulation, and recreation space are being addressed through the DA, thus the scope of the design review would be limited. To assist moving this project forward, should the Council choose to approve a DA, staff recommends that design review be administrative. The public would have the opportunity to comment on the project since the DA requires a public hearing before the City Council can take final action.

Multi-Family Tax Exemption (MFTE)

The applicant has requested that the City reenact it's MFTE program in order to help with the financial feasibility of the project. The City had a limited MFTE in place for the Southcenter District in order to encourage housing in the Transit Oriented Development area of the District. The Southcenter MFTE program sunset at the end of 2019 and the City is no longer accepting applications.

MFTE programs can provide either an 8-year property tax exemption on the residential improvements for a property or up to 12 years if an affordability component is provided. The property tax exemption would apply only to the residential portion of the structure, not the commercial portion or the land value. The City has significant flexibility in designing a MFTE and using it to encourage certain development types. For example, in the Southcenter District

the City required a minimum average size for units and limited the number of studios in a project requesting the MFTE. For example, the City could create a program just to apply to owner occupied housing within a specific area of the City.

A MFTE program cannot be created via a DA and would require a separate legislative action by the City Council. The program would also need to be developed that applies to specific development types and/or geographical areas of the City.

FINANCIAL IMPACT

N/A.

RECOMMENDATION

Discussion only. Staff would like to work with the applicant to begin public outreach in the neighborhood about the project. The outreach would include information about the project, impacts to the neighborhood, and possible mitigation measures.

ATTACHMENTS

- Letter, dated August 4, and draft plans from Forterra for the Wadajir project.

WADAJIR|RESIDENCES & SOUQ

SUSTAINABLE ATTAINABLE BEAUTIFUL

DEVELOPMENT AGREEMENT UPDATE
COMMUNITY OUTREACH AND PARKING OPTIONS
DECEMBER 6, 2021



FORT&ERRA
LAND FOR GOOD

Summary

In partnership, Forterra & Abu Bakr are asking for flexibility from the City in the development design and site plan to successfully provide equity and affordability for the residents of Tukwila

Proposal

New, equitable mixed-use development for Tukwila

- 100 Attainable Homes – 1, 2 and 3 bedroom
- **Homeownership** affordable to households
 - **70% - 110% of AMI***
- A new International Marketplace (Souq) in 15,000 sf for locally-owned micro and small businesses

Solution

Achieve most affordable home & business pricing

- A waiver of the structured parking requirement
- A reduction of the minimum required parking for the project
- Development Agreement Approval

*Pricing not yet final.

August PCD Meeting Follow-up

At the August 10 PCD Meeting, the Committee requested that Forterra and Abu Bakr:

- Complete additional Community Outreach to determine the Community Support for the proposed site plan
- Study the possibility of utilizing 141st St. for additional parking, if the Street were vacated.



Community Outreach

Prior Community Meetings:

Open House 1 (English & Somali)

- Nov 2019

Community Survey

- Nov 2019

Open House 2 (English, Somali, Spanish)

- Two Virtual Meetings
- July 2020

Purpose: Increase awareness and excitement about the Wadajir project & work with Community to make design decisions about the unit mix and marketplace.

Result:

- ✓ Family-size homes (2 & 3 Bedroom) were increased to meet community desire
- ✓ Preference for displaced businesses in housing sales as well as in Marketplace
- ✓ **Over 100 community members signed up as interested buyers for both housing and marketplace**

Community Outreach Update

Community Meetings:

Tukwila Market (Spicebridge Anniversary)

- October 2021

Open House 3

- November 2021

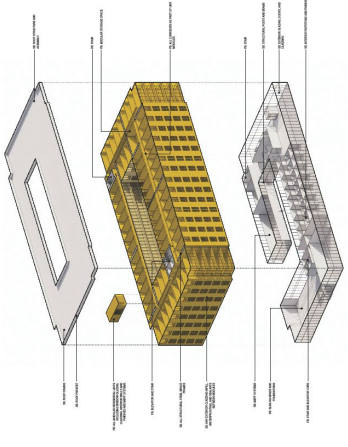
Direct Outreach:

- ✓ Project Information hand-delivered to neighbors on 42nd
- ✓ Open House Postcards mailed to all homes within 500 feet of Wadajir (370 addresses)
- ✓ Distribution of 100 Postcards at Abu Bakr Islamic Center
- ✓ Postcards posted at Public Library and sent electronically to City Staff

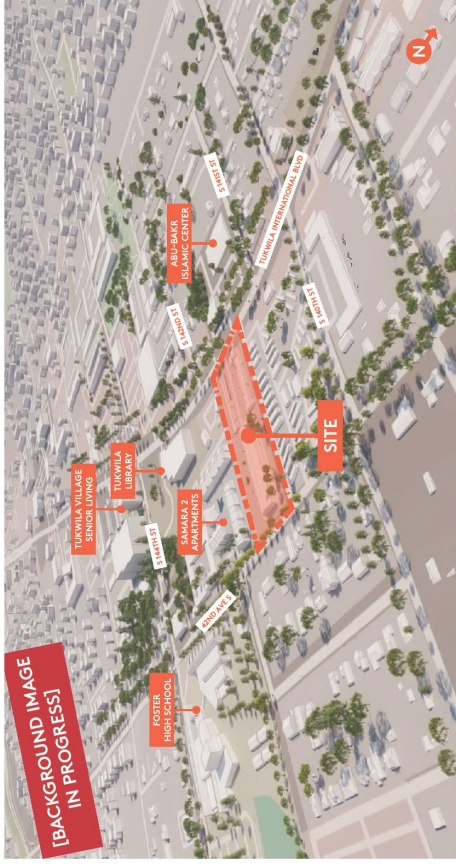
Purpose: Increase awareness and excitement about the Wadajir project & engage in conversation about parking options

WELCOME | SOO DHAWWOOW

Sullivan Center Open House



Pricing available in 2022 with approval of site plan by Tukwila City Council; **estimated completion 2025**



FORTERRA
LAND FOR GOOD

WADAJIR



ATTAINABLE | QIIMO JABAN

Sullivan Center Open House



Pricing available in 2022 with approval of site plan by Tukwila City Council; **estimated completion 2025**

100 homes – 1, 2 and 3 bedroom. Priced to be attainable to Tukwila residents.



FORTERRA
LAND FOR GOOD

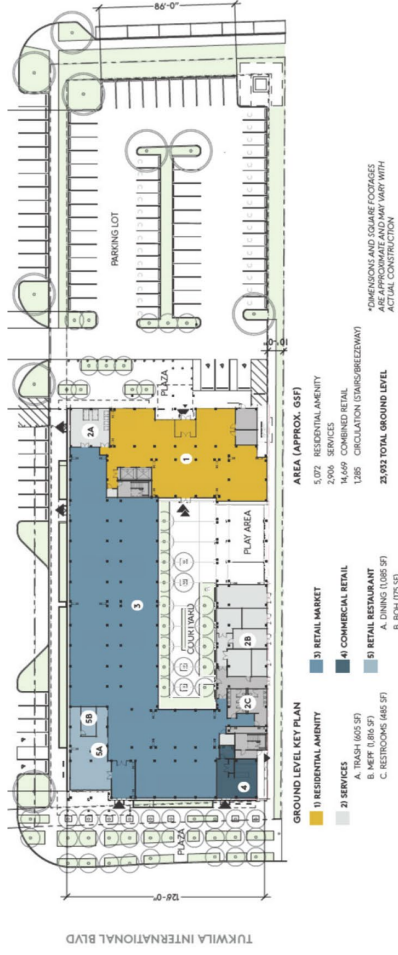
WADAJIR



BEAUTIFUL | QURUX BADAN



Sullivan Center Open House

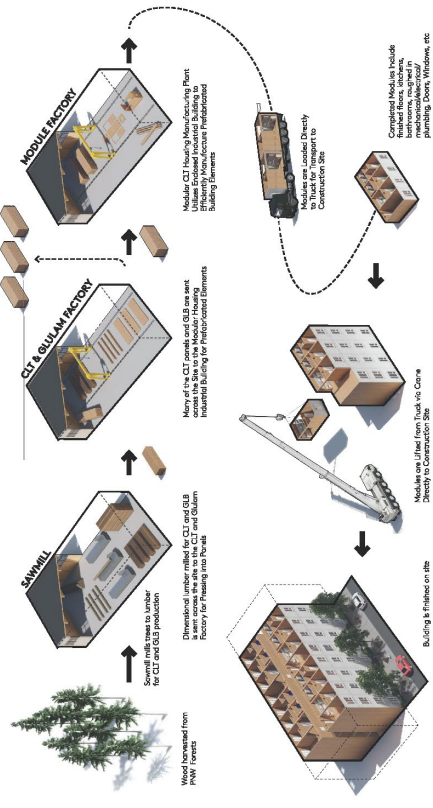
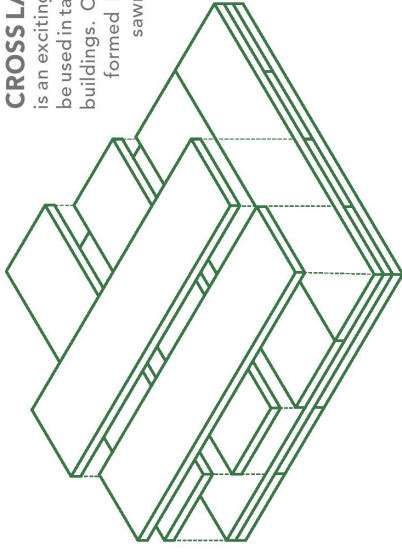


SOUQ INTERNATIONAL MARKETPLACE:
15,000 sf, ~50 micro-businesses and a restaurant.



SUSTAINABLE | WAARA

CROSS LAMINATED TIMBER (or CLT), is an exciting technology that allows for wood to be used in taller and more structurally demanding buildings. CLT is a wood panel product that is formed by gluing together layers of solid-sawn lumber that are oriented cross-layered to each other. The material is lightweight but very strong and performs well acoustically, seismically, thermally, and has high fire resistance qualities. The panels are fast and easy to install and can be cut to the correct size at the mill.



Sullivan Center Open House



FORTERRA
LAND FOR GOOD

WADAJIR



WADAJIR ACTIVITY: THE DECISION IS YOURS!

There are different solutions for parking and each has an impact on the cost of homes



Surface Parking

- 100 parking spots onsite, including new parking spaces on 141st St.
- Keeps prices low enough to provide attainable access

Sign here to show your support for the best Wadajir pricing



Structured Parking

- Adds ~\$85,000 to cost of each home



Underground Parking

- Adds ~\$81,000 to the cost of each home

NOT ATTAINABLE

NOT ATTAINABLE

Sullivan Center Open House

Community Outreach Results



LEARN MORE

- Increase awareness for Community of Wadajir Vision and Proposed Site Plan
- Opportunity for Neighbors to engage with project team and address concerns
- 37 Signatures in support of the proposed Site Plan with 100 parking spaces
- Build community connection for future engagement

SIGN HERE TO SUPPORT MOVING FORWARD WITH THE PROPOSED SITE PLAN			
Project:	WADAJIR	Meeting Date:	11.13.2021
Facilitator:	Abu Bakr Islamic Center and Forterra	Place/Room:	Sullivan Center
NAME	EMAIL	Tukwila Resident	
Shormarka Muelle	Shormarka muelle@hotmail.com	<input checked="" type="checkbox"/>	
Ali Hussein	ahassan2013@hotmail.com	<input checked="" type="checkbox"/>	
Sahar Husni	Saharhassan1946@gmail.com	<input checked="" type="checkbox"/>	
Ahmed Abdikadir	Abdikadir187@gmail.com	<input checked="" type="checkbox"/>	
Abdirizak Farah	farah123@gmail.com	<input checked="" type="checkbox"/>	
Emy Hussein	EKOOFI2@gmail.com	<input checked="" type="checkbox"/>	
Abdirahman Hussein	abdirahmangmail.com	<input checked="" type="checkbox"/>	
OMAR ABDI HUSSAN	SAXNEEY20@gmail.com	<input checked="" type="checkbox"/>	
MUHAMMED ABDI	Mohamed.Abdul.1000@hotmail.com	<input checked="" type="checkbox"/>	
Nour Mohamed Gues	nourmohamedg@gmail.com	<input checked="" type="checkbox"/>	
Hussain Bala yox	NO	<input checked="" type="checkbox"/>	
DHOME AF CAD	NO	<input checked="" type="checkbox"/>	
Muhammed Mshamoud	mshamoud369@gmail.com	<input checked="" type="checkbox"/>	
Ahmed Ali Hussein	ahmed10015@gmail.com	<input checked="" type="checkbox"/>	
Hakim Abdallah	hak.abdallah26@gmail.com	<input checked="" type="checkbox"/>	
Mahyud Faww	Mahyud Faww 123@gmail.com	<input checked="" type="checkbox"/>	
Abdulhadi Janna	Abdulhadi Janna	<input checked="" type="checkbox"/>	
Stephan Fitts	NO	<input checked="" type="checkbox"/>	

Parking Options

In partnership, Forterra & Abu Bakr are asking for flexibility from the City in the development design and site plan to successfully provide equity and affordability for the residents of Tukwila

PROPOSED PLAN

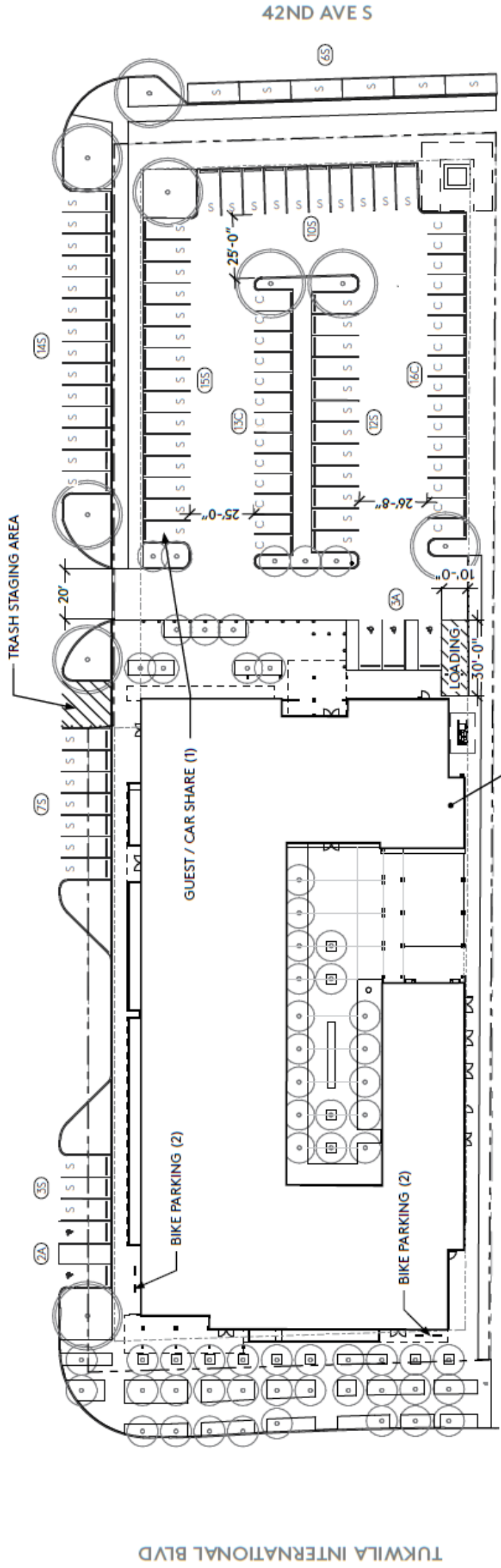
- Use all available surface parking and improve adjoining streets to increase available parking for residents and marketplace
- Encourage business owners in marketplace to own homes in Wadajir
- Share parking with Abu Bakr Islamic Center outside of prayer times businesses

PROPOSED PLAN ADVANTAGES

- Meets demonstrated parking demand
- Preserve affordability of the homes and marketplace
- Sustainable – encourages use of public transportation and live/work proximity

Proposed Site Layout

On Site Parking	S. 141st St.	42nd Ave. S.
69 Spaces	26 New Spaces	6 New Spaces



*25 BIKE PARKING STALLS, LOCATION TO BE DEVELOPED AS PLANS PROGRESS

PARKING & LOADING PARKING SUMMARY NOTES:



Proposed Site Layout

The proposed Wadajir parking layout creates up to 101 new parking spaces and preserves the affordability of the project.

If built, these spaces adequately serve observed peak residential & shared use demand times.

If there is spillover at any time, the Parking Study showed 117 available public spaces (80% of total on-street spaces) within a 2-3 minute walk of the site would serve the spillover.

On Site Parking	S. 141 st St.	42 nd Ave. S.
69 Spaces	26 New Spaces	6 New Spaces

Peak Demand Time	Observed Demand
Residential Only – 9pm	90 spaces
Residential & Commercial – 6pm	101 spaces
Available On-Street Parking (9pm)	Walking Distance from Site
117 spaces (80% of total)	2-3 minutes
222 spaces (63% of total)	5-6 minutes



Analysis of 141st Parking

Forterra proceeded with additional parking studies to analyze what additional onsite parking could be added to the development with a vacation of 141st street

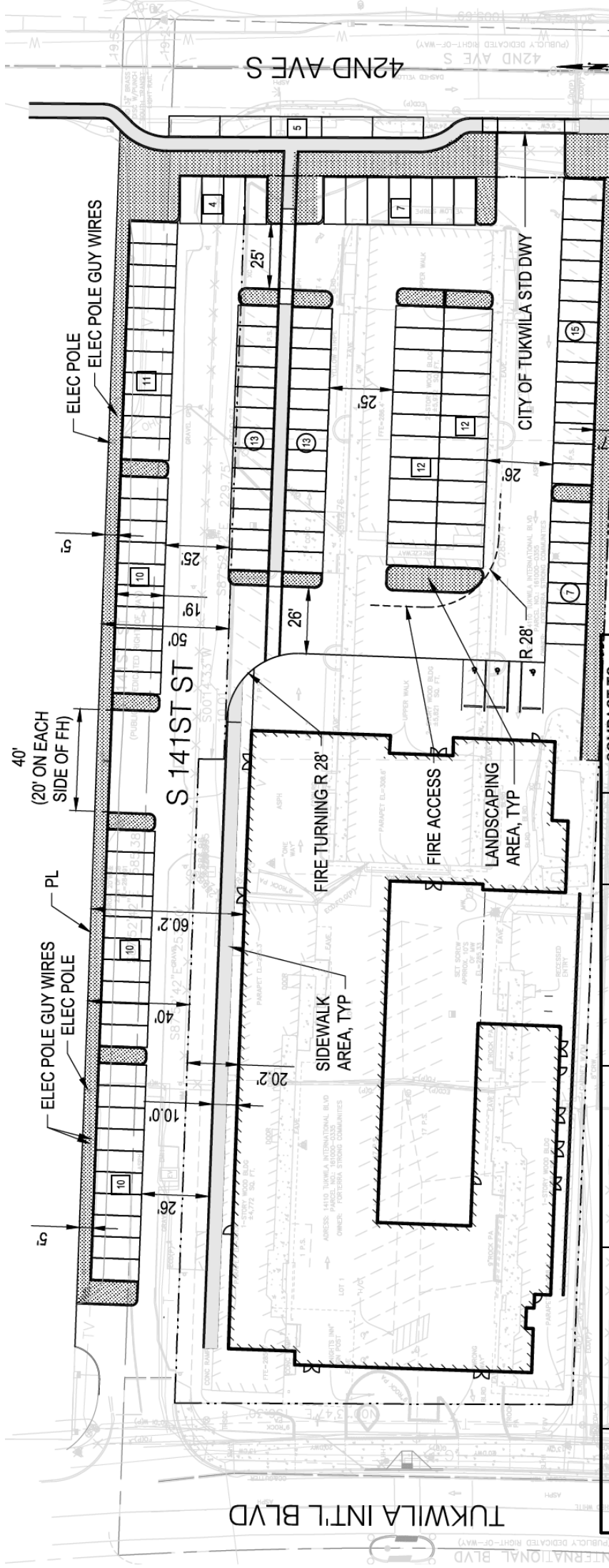
	On Existing Site	S. 141 st St.	42 nd Ave. S.	Total
Proposed	69	26	6	101
Potential Option 2	83	44	5	132
Potential Option 3	83	43	4	130

PROPOSED PLAN RISKS

- Negotiating a street vacation; Forterra team to finalize agreement with property owners along 141st Street
- Increase in overall project costs
- Increase in development timeline

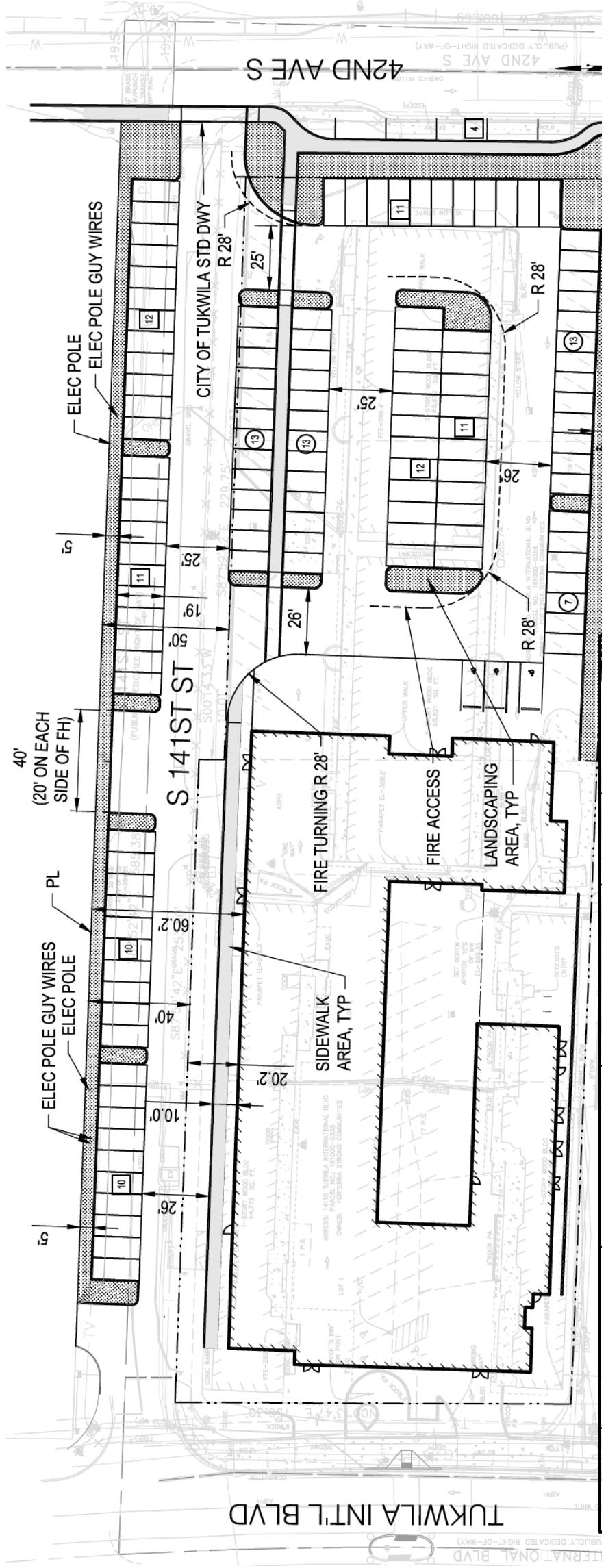
S. 141st St. Parking Option 2

	On Existing Site	S. 141 st St.	42 nd Ave. S.	Total
Proposed	69	26	6	101
Option 2	83	44	5	132
Option 3	83	43	4	130



S. 141st St. Parking Option 3

	On Existing Site	S. 141 st St.	42 nd Ave. S.	Total
Proposed	69	26	6	101
Option 2	83	44	5	132
Option 3	83	43	4	130



Conclusion

Wadajir presents a unique opportunity for homeownership in Tukwila for households at an average of 80% of AMI*

Locally-owned businesses will benefit from secure, affordable market space on TIB

The economics of both structured and underground parking would make affordable homeownership and marketspace impossible

Reducing the number of homes to limit parking impact not only increases pricing for the remaining homes, it would make the project ineligible for the HUD loan

Vacating S. 141st St. is a potential option to increase the number of onsite parking spaces but will require negotiating with the neighbors, increasing the project budget, and increasing the development timeline

Forterra and Abu Bakr have worked to mitigate the parking impacts both in the site plan through design, preference for businesses, as well as in outreach with the Community parking to the development



Appendix



Peak Residential & Shared Use Demand

- **Peak Residential Demand** = Time of day when the most number of residential parkers are expected to be on site (9pm)
- **Transpo Study:** Peak residential demand is 0.9 spaces/unit (90 spaces total), as counted on-site at two neighboring affordable housing developments
- **Peak Shared Use Demand** = Time of day when the most number of overlapping commercial parkers and residential parkers are expected to be on site (6pm)
- **Transpo Study:** Peak shared use demand is 101 spaces, as calculated between expected commercial activity and average residential demand at 6pm, as residents return from work and daytime commercial users exit and evening restaurant users arrive

Open House Feedback

- Conversationally, most participants in the open house discussed a desire for larger units with at least 2 bedrooms, but often 3 bedrooms or more.
- 26% of respondents made a note on their feedback forms requesting units of 4 bedrooms or more.

Unit Type Requested	# of Responses	Percentage of Total
1 Bedroom	1	1%
2 Bedroom	9	13%
3 Bedroom	62	86%



Tukwila City Council Planning & Community Development Committee – 2021 Work Plan

	Description	Qtr	Dept	Action or Briefing	Status/Notes
1.	Tourism Work Plan Update	1-2	ED	B	Complete
2.	Tukwila South Multifamily Design Guidelines	1-3	DCD	A	Complete
3.	Tukwila Village CDA Board appointment – Council role	1	ED	A	Complete
4.	Buildable Lands Report	1	DCD	B	Complete
5.	Contract for Plan Review Services	1	DCD	A	Complete
6.	Port of Seattle Economic Development Grant Application	1	ED	A	Complete
7.	SKHHP ILA	2	CNCL	A	Complete
8.	Juneteenth Event Update	2	AS	B	Complete
9.	COVID-19 Community Assistance: Outdoor Seating/Signage	2	ED	A	Complete
10.	Highline College Small Business Development Center	2	ED	B	Complete
11.	Development Review Process Improvements	2	DCD	B	Complete
12.	American Rescue Plan Act – Small Business Support Options	2	DCD	B	Complete
13.	TOD Housing Action Plan	2	DCD	B	Complete
14.	HB 1220 Implementation Ordinance	2-4	DCD	A,B	Complete
15.	Wadajir Updates/Development Agreement	2-4	DCD	A	
16.	King County RV Safe Lot Site Proposal Briefing	3	AS	B	Complete
17.	Multifamily Tax Exemption Program	4	ED	A	Complete
18.	SKHHP 2022 Work Plan & Budget Resolution	4	CNCL	A	Complete
19.	Trusted Community Partner Network Program Update	4	ED	B	Complete
20.	Interlocal Agreement – Building/Electrical Inspections	4	DCD	A	Complete
21.	Traffic Impact Fees Discussion	4	CNCL	B	Complete
22.	King County Health through Housing Program	1-4	AS	A, B	Ongoing
23.	Experience Tukwila Updates/Agreement	1-4	ED	B	Ongoing
24.	Economic Development Plan	1-4	ED	B	Ongoing
25.	COVID-19 Related Business Recovery	1-4	ED	B	Ongoing
26.	Lodging Tax Funding Applications/Contracts	1-4	ED	A	Ongoing
27.	Code enforcement briefings	1-4	DCD	B	Ongoing
28.	DCD Staffing Updates	1-4	DCD	B	Ongoing
29.	King County Centers Designation for TOD around Light Rail		DCD	A	On hold
30.	Branding and Wayfinding Program		ED	A	2022
31.	Tourism Promotion Area Review		ED	A	2022 (staff work ongoing)



Tukwila City Council Planning & Community Development Committee – 2021 Work Plan

32.	Orilla Road Annexation/Zoning		DCD	A	Pending King County response
33.	Accessory Dwelling Unit Update		DCD	A	
34.	Riverton Development Agreement		DCD	A	