



CITY OF TUKWILA PLANNING COMMISSION (PC) AGENDA OCTOBER 26, 2023 - 6:30 PM

To Participate in the Virtual Meeting at 6:30 pm:

By Phone: Dial [+1 253-292-9750](tel:+12532929750), Access 779 253 241#

Online: To join this meeting virtually please click on Planning Commission on the 10/26/23 calendar date on the events page located at <https://www.tukwilawa.gov/events/>

For Technical Support during the meeting, you may call 1-206-433-7155

Join in-person at: 6200 Southcenter Blvd, Council Chambers, Tukwila, WA. 98188

	<u>Start time</u>
I. Call to Order	6:30
II. Roll Call	6:32
III. Amendment of the Agenda (if necessary)	6:33
IV. Adoption of Minutes (9/28/23 and 10/5/23)	6:33
V. General Public Comments (acknowledge whether written comments were received)	6:38
VI. Old Business (none)	
VII. New Business	6:40
1. Land Use & Housing Elements – Briefing (with MAKERS)	
VIII. Director’s Report	7:40
IX. Adjournment	7:45

Reminder: Staff is available to address Planning Commissioner questions regarding packets anytime – we encourage Commissioners to call or email staff **by noon on the Tuesday before** the Commission meeting date. Please call or email Commission Secretary Wynetta Bivens, at 206-431-3654 or Wynetta.Bivens@TukwilaWA.gov to be connected with the appropriate staff member. Thank you!



**CITY OF TUKWILA
PLANNING COMMISSION (PC)
MINUTES**

Date: September 28, 2023
Time: 6:30 PM
Location: Hybrid Meeting - via Microsoft Teams / Public, In-person Attendance, Council Chambers, 6200 Southcenter Blvd, Tukwila, WA 98188

Call to Order

Vice Chair Mann called the meeting to order at 6:36 p.m.

Roll Call

The PC Secretary took roll call.

Present: Vice Chair Sharon Mann, Commissioners Dennis Martinez, Alexandria Teague, Martin Probst, and Ann Durant

Excused

Absence: Commissioner Louise Strander

Unexcused

Absence: Chair Apneet Sidhu

Staff:

Director Nora Gierloff, American Institute of Certified Planners (AICP), Department of Community Development (DCD); Long Range Planning Manager Nancy Eklund, AICP, DCD; Senior Planner Neil Tabor, AICP, DCD; Economic Development Administrator, Derek Speck, and PC Secretary Wynetta Bivens

Approval of Minutes

Due to the packet going out early, the 9/28/23 minutes will be adopted at the 10/26/23 PC meeting.

Written General Public Comments

No submittals.

Unfinished Business

None.

New Business

1. ECONOMIC DEVELOPMENT ELEMENT

Nancy Eklund, Long Range Planning Manager, AICP, DCD, provided an overview. She described the purpose of the Economic Development (ED) element under GMA and noted that the existing element was adopted in 2015. She described the relationship between the Economic Development (ED) Strategy being developed by the City, and the final ED Element. She noted that the element, as with other elements, needs to be consistent with regional policy guidance from the Puget Sound Regional Council (PSRC) and King County Countywide Planning Policies. Also, the relevant policies have been added to the element where appropriate. She said the implementation strategies would be developed by the ED Department and shared with the PC later.

Derek Speck, Economic Development Administrator, provided background information and walked through issues and goals relevant to economic development. He noted that the economic development strategy is the result of engagement sessions conducted in 2022. This year, the strategy was further developed by an advisory committee and focal groups, and the strategy document will be reviewed by the City Council in November, at which time, there will be additional opportunities for input.

Staff walked through PC statements regarding retail sales tax; employee tax; Multi Family Tax Exemptions (MFTE) and how that works; the cost-of-service calls generated by nonprofit development (e.g., senior developments); flooding on the valley floor and financial risks associated with that possibility. There were questions regarding the cost service calls for of non-profit development. Mr. Speck noted that the City was going through a Financial Sustainability exercise and noted that additional policies would emerge from that effort. That would be made available later in 2024.

Economic Development Element - Walk-through of Text
(9/28/23 PC Packet, Pages 13-28)

PC Discussion, page 9, Policy 3.5

Facilitate connections between employers and education and workforce development institutions, seeking to increase graduation rates and develop a highly educated and skilled local workforce. Align and prioritize workforce development efforts with Black, Indigenous, and other People of Color communities; immigrant and refugees; and other marginalized communities.¹

A commissioner stated that she felt the verbiage in the second sentence (above) focusing on BIPOC communities was divisive and should be struck. Ms. Eklund stated that such policy language was reflective of the Countywide Planning Policies equity emphasis.

The question was asked whether the verbiage was suggested or required? Staff stated it was required to adopt policies that are more equitable in their approach to meeting the needs of the full community, and to consider how past policies may have disadvantaged certain populations. Staff noted that the Plan will go through several layers of regional review and will be evaluated against a checklist of consistency with regional policies.

A commissioner suggested more neutral language (“historically disadvantaged community”), while another said that the language needs to be clear about the structural racism that we’re trying to address, and that while the language is uncomfortable, there may be growth in the uncomfortableness, especially if we need to align with regional policy guidance.

The commissioners determined that this policy will come back to the PC for further discussion.

PC Discussion: Page 13, purpose statement – a question about why the second line was removed. Staff stated it was for brevity, and some commissioners concurred.

PC Discussions: Page 13, bullet 2, following the word reaction, add the word ‘and infrastructure’.

PC Discussion: Page 14, a commissioner asked about Tax Increment Financing (TIF), and Mr. Speck explained that TIF was recently adopted by the Legislature.

PC Discussion: Page 17, first bullet, second sentence, add a colon after the word elsewhere.

PC Discussion: Page 18, Other Challenges: move this comment, or address this in the

¹ King County Countywide Planning Policy K_EC-12

transportation element: *“Establish coordinated transit hubs throughout the City including, but not limited to, the Southcenter area, Tukwila South, Tukwila International Boulevard, Interurban Avenue South, and the Manufacturing Industrial Center that efficiently mix modes of travel and stimulate development of real estate associated with transportation facilities.”*

PC Discussion: Page 19, top bullet – “Housing costs in the Seattle region have increased significantly. This has led to some new single *family* and multi-family housing investments in Tukwila but as housing prices increase, the risk of residential displacement increases.” A commissioner said that this is inaccurate – she does not think the lead in of the sentence (*Housing costs in the Seattle region...*) should recognize the changes *regionally*.

PC Discussion: Page 20, Policy 1.2: question about deletion of “high-tech” revise first line to read – say *“advanced technology and manufacturing”* instead.

PC Discussion: Page 20, Policy 1.3: confirm if this policy is supposed to be focused on *city* or *county*, or both.

PC Discussion: Page 23, Policy 4.2: Signage – A commissioner sked what this policy was intended to achieve: *Where possible, ease regulations that challenge small businesses*. Mr. Speck addressed the question and said any modifications to help small businesses would be subject to further scrutiny.

Mr. Speck concluded that the City is working on achieving some of the goals but does not currently have resources to achieve all of them. Director Gierloff noted that the implementation strategies will not be one for one (i.e., policy: strategy); there will be items that staff feel can be achieved and they will identify the time period required.

2. UTILITIES ELEMENT

Ms. Eklund provided an overview. She noted there is a detailed background report that goes with this element, which is not included in the Comprehensive Plan. The original document was adopted in 2015 and minimal changes were made, updates, new best practices policy guidance from the King County PSRC, information was added, and any new directions of city policies. Some of the focus was the changes for government efficiency, conservation of resources, equity (such as affordability), access to all communities including the historically underserved, and ecological policies addressing water quality, green stormwater infrastructure, etc. The implementation strategies are being developed by relevant departments and divisions.

Utilities Element – Walk-through of Text
(9/28/23 PC Packet, Pages 45-60)

PC Discussion: Page 45, keep language, ‘The availability and adequacy of utility’

PC Discussion: Page 47, under environmental sustainability, keep the last sentence that was stricken, ‘and its contributions to human health and vitality’ and move it to a different location.

3. CAPITAL FACILITIES ELEMENT

Ms. Eklund provided an overview. This element also has a background report. It is intended to include an inventory of capital facilities that are owned by public facilities and public entities, including green infrastructure.

A forecast of future facilities is required, as well as a six-year plan that shows how capital facilities are going to meet land use element needs. If the Capital Facilities Element does not provide for the Land Uses identified in the Comprehensive Plan, then the shortfall needs to be addressed to meet future needs. Most of the changes in the plan focused on updating old practices, correcting inaccurate information, providing new policies (per regional guidance and City policies), new activities, adding references to efficiencies completed in the provision of Capital Facilities, and removing unnecessary administrative information.

Capital Facilities Element - Walk-through of Text
(9/28/23 PC Packet, Pages 81-98)

- PC Discussion: Page 81, Staff need to review first paragraph under “GMA Capital Facilities Planning ...” section and change “those facilities” back to “the community”.
- PC Discussion: Page 84, ‘second paragraph, last three words “and mitigation payments” - staff should the research it this is still correct (or should this language be moved to another chapter?)
- PC Discussion: Page 84, a commissioner requested a clarification regarding the Fire Improvements Program - is the city still responsible for capital facilities for the RFA – clarify this. Want clarity that we collect the fees, and they (RFA) are responsible for building the capital facilities. Staff will address.
- PC Discussion: Page 90, general policies, policy 1.1 – There was a question about where the City’s relationship with the RFA would fall in the list of beneficial capital options – is it a contracted service (although we have annexed into the RFA); what about sewer and water districts that have districts from whom the city receives services – are those contracted services? The Commission asked staff to do some research to figure out the accurate way to describe these relationships, relative to Policy 1.1.

Staff requested for future element reviews that PC read the information in advance of the meeting and make notes for questions and items they want to address because there will not be time for walkthroughs.

Director’s Report:

- Reminder - PC will next meet on October 5th.
- There is a proposal to change the term expiration date for all Boards and Commissions from the end of December to the end of March. This will go to the Finance Governance Committee on October 9th.
- Commissioner Durant was welcomed to PC.

Adjourned: 8:56 pm

Submitted by: Wynetta Bivens
PC Secretary



**CITY OF TUKWILA
PLANNING COMMISSION (PC)
MINUTES**

Date: October 5, 2023
Time: 6:30 p.m.
Location: Hybrid Meeting - via Microsoft Teams / Public, In-Person Attendance, Council Chambers,
6200 Southcenter Blvd, Tukwila, WA 98188

I. Call to Order

Chair Sidhu called the Special meeting of the Tukwila Planning Commission to order at 6:30 p.m.

II. Roll Call

The PC Secretary took roll call.

Present: Chair Apneet Sidhu; Vice Chair Sharon Mann; Commissioners Louise Strander, Martin Probst, Alexandria Teague, and Ann Durant

Excused
Absence: Dennis Martinez

Staff: Director Nora Gierloff, American Institute of Certified Planners (AICP), Department of Community Development (DCD); Long Range Planning Manager Nancy Eklund, AICP, DCD; Senior Planner Neil Tabor, AICP, DCD; and PC Secretary Wynetta Bivens

III. Amendment of the Agenda (if necessary)

The Commission did not consider any changes to the Agenda.

IV. Approval of Minutes

Commissioner Probst made a motion to adopt the 9/14/23 Minutes. Commissioner Mann seconded the motion. Commissioner Teague abstained; she was absent. Motion carried.

V. Written General Public Comments

No submittals.

VI. Unfinished Business

None.

VII. New Business

Neil Tabor, Senior Planner, AICP, DCD, provided a brief overview of the focus for the evening's agenda.

a. Land Use (Centers Focus)

Nancy Eklund, Long Range Planning Manager, AICP, DCD, introduced the topic. She stated that this plan is very long, and the intent of this update is to make it tighter and easier to use. Since the plan does not have an element called “land use” (an element that is mandatory under GMA), one will be created by compressing and consolidating other land use-type topics and categories in the Plan. She explained how the plan, and many of the policies, will be reorganized to eliminate redundancies.

The two regional centers, the Urban Center at Southcenter and the Manufacturing and Industrial Center, will be compiled into one element, “Regional Centers”. The importance of Centers was discussed, along with the Plan’s intent to establish efficient land uses and transportation in these areas. She explained it was necessary for the City’s Plan to be “certified” by the Puget Sound Regional Council (PSRC), to ensure that its eligibility for regional transportation funding was preserved. She shared a table showing the most recent guidance provided by PSRC (2014) indicating the level of development that the city needed to aspire to, and plan for, in the two centers. She noted the PSRC would monitor the Center’s progress in 2025. Information was provided on how the new chapter for regional centers will be created. It was noted that currently no changes have been made, but some changes for different data are necessary on page 15, Attachment A of the packet, as well as some different calculations on page 24.

Commissioner Mann asked about the likelihood of there being an opportunity to place a convention center in the City.

b. Housing Production (Reasonable Measures) - Incorporating Leland Info

Neil Tabor provided a presentation giving an overview of the City’s Housing Targets and historical under production against previous housing growth targets. While recent housing development has picked up in the last 4 to 5 years, this increased rate of housing development would need to be sustained at this increased rate through 2044 to meet the adopted growth targets. An overview of key indicators within the City’s housing market demonstrated a need for additional housing, including a greater variety in housing types and costs, consistent with the region.

Initial findings from a zoning code analysis for new residential development in the MDR and HDR zones were shared, with initial findings being consistent with zoning code changes suggested within two previous studies. Many areas of the current development code were shown to be impediments to new residential development and inconsistent with common practices of other peer cities. Other recommendations from these studies, including anti-displacement strategies were also shared.

VIII. Director’s Report

- PC will meet on October 26.
- Director Gierloff thanked the PC for meeting twice in October.

IX. Adjourned

Commissioner Probst moved to adjourn; Commissioner Mann seconded the motion. All were in favor of adjourning. The Planning Commission adjourned at 8:36 p. m.

Submitted by: Wynetta Bivens
PC Secretary



TO: Tukwila Planning Commission
FROM: Nora Gierloff, AICP, DCD Director
BY: Nancy Eklund, AICP & Neil Tabor, AICP
DATE: October 26, 2023
SUBJECT: Land Use & Housing - Briefing

ISSUE

This agenda item is to brief the Planning Commission at their October 26, 2023, meeting on background information pertaining to reorganization of comprehensive plan elements, establishment of a Land Use Element, and an update of the Housing Element.

BACKGROUND

Reorganization of Elements

In an effort to streamline, and more logically distribute content for all users of the comprehensive plan, staff proposes establishing a “Land Use” element, a required element under the Growth Management Act. In previous plans, Tukwila distributed Land Use information throughout the plan rather than consolidating it.

In addition, the 2024 update will see the creation of a “Centers” element, which will combine the two short elements addressing the “Southcenter – Tukwila Urban Center and “Manufacturing/Industrial Center”. Staff also proposes removing the “Residential Neighborhoods”, “Tukwila International Boulevard”, and “Tukwila South” as standalone elements. Policies from these elements will be reviewed to eliminate redundancy, improve clarity, and ensure relevance and legality, and those retained will be generally redistributed as seen as the second image below.

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Element Consolidation:

- Element List (2015 Update)
 1. Community Image and Identity
 2. Economic Development
 3. Housing
 4. Natural Environment
 5. Shorelines
 6. Parks, Recreation and Open Space
 7. Residential Neighborhoods
 8. Tukwila International Boulevard District
 9. Tukwila South
 10. Southcenter – Tukwila’s Urban Center
 11. Manufacturing/Industrial Center
 12. Utilities
 13. Transportation
 14. Capital Facilities
 15. Roles and Responsibilities
- Element List (2024 Update)
 - Land Use
 - Community Image and Identity
 - Economic Development
 - Regional Centers
 - Housing
 - Natural Environment
 - Shorelines
 - Parks, Recreation and Open Space
 - ~~Residential Neighborhoods~~
 - ~~Tukwila International Boulevard District~~
 - ~~Tukwila South~~
 - ~~Southcenter – Tukwila’s Urban Center~~
 - ~~Manufacturing/Industrial Center~~
 - Utilities
 - Transportation
 - Capital Facilities
 - ~~Roles and Responsibilities~~

Element Reorganization:

- Residential Neighborhoods → • Land Use & Housing (*primarily*)
- Tukwila International Boulevard District → • Land Use
- Tukwila South → • Land Use
- Southcenter – Tukwila’s Urban Center → • Regional Centers
- Manufacturing/Industrial Center → • Regional Centers
- Roles and Responsibilities → • Community Image & Identity

UPDATES IN THE LAND USE & HOUSING REQUIREMENTS

Tukwila’s Comprehensive Plan Update will be reviewed at the State, Regional, and County levels to ensure that it complies with all requirements between these three bodies before being voted on for adoption by the City Council. Each review body has required components and policy language which must be included in the update in some form in order to be approved by the reviewing body. Staff has been working to integrate any new requirements into planning commission presentations and element updates to ensure compliance.

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Major update areas related to required land use and housing policies include:

- Racially disparate impacts
- Emphasizing growth around transit
- Housing affordable to different AMI levels

Examples of King County policies around these topics can be seen below:

- **H-9** Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that achieve the goals of this chapter.
- **H-10** Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices. Promote equitable outcomes in partnership with communities most impacted.
- **H-11** Adopt policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing for extremely low-, very low-, and low-income households and households with special needs.
- **H-14** Prioritize the use of local and regional resources (e.g., funding, surplus property) for income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities to support implementation of policy H-10.
- **H-16** Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county.
- **H-17** Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.

ESTABLISHING A LAND USE ELEMENT

One of the required elements of a comprehensive plan is a Land Use specific element. Previous updates of the Tukwila Comprehensive Plan did not include such an element. In this update

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staff is preparing the new element, with a general organization of policy groupings as shown below.

- **Growth Management**
 - GMA
 - Population Projections
 - Capacity
 - Land Use Designations
 - Future Land Use
 - Annexations & Essential Public Facilities
- **Healthy & Equitable Communities**
 - Walkable Communities
 - Equitable Access
- **Built Environment**
 - TIB
 - Tukwila South
- **Land Use Compatibility**
 - Land Use Buffering

HOUSING ELEMENT CHANGES

In addition to many of the changes in required policy updates from the last comprehensive plan update, many new legislative actions have been taken at the state level that should be supported in the comprehensive plan update. Some of the most pertinent to housing include:

- **HB 1110:** Allowing middle housing in residential zones
- **HB 1337:** Reducing limitations on Accessory Dwelling Units.

Within the update of the housing element, the Washington Department of Commerce has provided guidance on how to review existing and proposed housing policies with consideration for Racially Disparate Impacts. Exhibits below are from the Department of Commerce's "Guidance to Address Racially Disparate Impacts: Updating your housing element to address new requirements" materials published in April 2023.

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Exhibit 9. Example policy evaluation framework

Criteria	Evaluation
The policy is valid and supports meeting the identified housing needs. The policy is needed and addresses identified racially disparate impacts, displacement and exclusion in housing.	S Supportive
The policy can support meeting the identified housing needs but may be insufficient or does not address racially disparate impacts, displacement and exclusion in housing.	A Approaching

Criteria	Evaluation
The policy may challenge the jurisdiction's ability to meet the identified housing needs. The policy's benefits and burdens should be reviewed to optimize the ability to meet the policy's objectives while improving the equitable distribution of benefits and burdens imposed by the policy.	C Challenging
The policy does not impact the jurisdiction's ability to meet the identified housing needs and has no influence or impact on racially disparate impacts, displacement or exclusion.	NA Not applicable

Exhibit 10 shows an example of findings from a policy evaluation using the example framework presented in Exhibit 9. The evaluation reflects the findings established in Step 1 and Step 2, including the identification of BIPOC communities, racially disparate impacts, displacement and exclusion in housing and the identification of areas that may be at higher risk of displacement.

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Land Use & Housing - Briefing

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Exhibit 10. Example policy evaluation

Policy	Evaluation	Why?
Promote private and public efforts to preserve the existing quality housing stock by maintaining sound units and rehabilitating substandard units.	S Supportive	Public and private efforts can help to preserve existing affordable housing inventory and allow residents to stay in housing they can afford. Renters, who are primarily BIPOC in the community based on the housing analysis, can benefit from this policy.
Allow more homes to be developed in areas that have existing infrastructure.	A Approaching	Using existing infrastructure supports the goals of GMA and results in lower building costs, which may result in lower rents and purchase prices. At the same time, adding more housing in areas served by existing infrastructure may still require infrastructure upgrades or improvements. Furthermore, new or upgraded infrastructure should be considered for areas that have been historically disinvested in, especially areas where communities of color live.
Maintain the character of established single-family neighborhoods, through adoption and enforcement of appropriate regulations.	C Challenge	Depending on how it is implemented, this policy has the potential to challenge the city's ability to meet the range of housing needs identified in the housing needs assessment. If implemented without regard to other housing needs, this policy may serve as a barrier to meeting these needs. Some types of zoning and regulations including minimum lot size requirements, prohibitions on multifamily homes, and limits on the height of buildings restrict the types of homes that can be built. Research has connected zoning to racial segregation, creating disparities in outcomes. Amending zoning standards to allow more types of housing and expanding housing choices that can be more affordable is an important way to undo past harm.
Policy	Evaluation	Why?
Adopt and apply code enforcement regulations and strategies that promote neighborhood protection, preservation, property maintenance, public safety and welfare.	C Challenge	Depending on how this is implemented, this policy has the potential to challenge the city's anti-displacement efforts. Code enforcement policies can often cause families with lower incomes to be disproportionately fined and possibly displaced from a neighborhood.

Further information on Regional and County Planning Policies can be found in the links below:

<https://www.psrc.org/planning-2050/vision-2050>

<https://kingcounty.gov/en/legacy/depts/executive/performance-strategy-budget/regional-planning/cpps>



Land Use & Housing Elements

Planning Commission Briefing

October 26, 2023



Overview

- Reorganization of Elements
- Updates in Land Use & Housing Requirements
- Land Use Element Organization
- Housing Element Changes
- Redistribution of Residential Neighborhoods Element



Reorganization of Elements

- Element List (2015 Update)

1. Community Image and Identity
2. Economic Development
3. Housing
4. Natural Environment
5. Shorelines
6. Parks, Recreation and Open Space
7. Residential Neighborhoods
8. Tukwila International Boulevard District
9. Tukwila South
10. Southcenter – Tukwila’s Urban Center
11. Manufacturing/Industrial Center
12. Utilities
13. Transportation
14. Capital Facilities
15. Roles and Responsibilities

- Element List (2024 Update)

- Land Use
- Community Image and Identity
- Economic Development
- Regional Centers
- Housing
- Natural Environment
- Shorelines
- Parks, Recreation and Open Space
- ~~Residential Neighborhoods~~
- ~~Tukwila International Boulevard District~~
- ~~Tukwila South~~
- ~~Southcenter – Tukwila’s Urban Center~~
- ~~Manufacturing/Industrial Center~~
- Utilities
- Transportation
- Capital Facilities
- ~~Roles and Responsibilities~~



Content Distribution

1. Residential Neighborhoods → • Land Use & Housing (*primarily*)
2. Tukwila International Boulevard District → • Land Use
3. Tukwila South → • Land Use
4. Southcenter – Tukwila’s Urban Center → • Regional Centers
5. Manufacturing/Industrial Center → • Regional Centers
6. Roles and Responsibilities → • Community Image & Identity



Updates in Land Use & Housing Requirements

- General Areas:
 - Racially disparate impacts
 - Emphasizing growth around transit
 - Housing affordable to different AMI levels



RCW 36.70A.70 Comprehensive Plan Mandatory Elements (2)

New State Requirements

(e) Identifies **local policies** and **regulations** that result in **racially disparate impacts**, displacement, and exclusion in housing, including:

- (i) Zoning that may have a discriminatory effect;
- (ii) Disinvestment; and
- (iii) Infrastructure availability;

(f) Identifies and implements policies and regulations to address and **begin to undo racially disparate impacts, displacement, and exclusion in housing** caused by local policies, plans, and actions;

(g) Identifies **areas that may be at higher risk of displacement** from market forces that occur with changes to zoning development regulations and capital investments; and

(h) **Establishes antidisplacement policies**, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.



Examples of Countywide Policies

Policies related to Racially Disparate Impacts

- **H-9** Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that achieve the goals of this chapter.
- **H-10** Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices. Promote equitable outcomes in partnership with communities most impacted.
- **H-14** Prioritize the use of local and regional resources (e.g., funding, surplus property) for income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities to support implementation of policy H-10.



Examples of Countywide Policies

Policies related to Broader Housing Inclusivity

- **H-11** Adopt policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing for extremely low-, very low-, and low-income households and households with special needs.
- **H-16** Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county.
- **H-17** Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.



Land Use Element Policy Structure

- **Growth Management**
 - GMA
 - Population Projections
 - Capacity
 - Land Use Designations
 - Future Land Use
 - Annexations & Essential Public Facilities
- **Healthy & Equitable Communities**
 - Walkable Communities
 - Equitable Access
- **Built Environment**
 - TIB
 - Tukwila South
- **Land Use Compatibility**
 - Land Use Buffering



Housing Element Agenda

- Updates needed
- Housing trends and key findings
- Growth targets
- Racially disparate impacts
- Incorporating related zoning updates
- Engagement results
- Goal and policy updates



Housing Element Updates

Compliance with recent state law

- **HB 1110:** Allow middle housing in residential zones
- **HB 1220:** Housing affordability targets and consideration of racially disparate impacts
- **HB 1337:** Reduce limitations on ADU's

King County planning policies and growth targets

- Adjustments to residential zones to achieve needed growth
- Capacity by income level and for emergency housing

Integrate recent and ongoing housing efforts

- Transit-Oriented Development Housing Strategies Plan
- Middle Housing Project



Existing Housing Stock

Existing Housing Units: 9,194

Current population: 22,780

Tenure: 57% rent, 43% own

Housing types:

- 42% single-family detached
- 10% 'plexes (2-,3-, or 4-unit buildings)
- 24% small apartment buildings (5-19 units)
- 21.8% large apartment buildings (20+ units)

Cost burden: 41% of all households are cost-burdened

- 50% renters / 27% owners



Demographics

Residents

- Much more diverse than county average
 - 67% People of Color
 - 40% Foreign Born
- Similar age profile to county
- Households: More multi-generational and multi-member non-family households than county average

Workforce

- Just 1.9% of Tukwila workers live in city limits
- 8.2% of Tukwila residents work in city limits
- 2/3 of employed Tukwila residents commute more than 10 miles to work



Housing Age

- Tukwila has older housing stock older than King County
 - 50+ years old: 45% vs 34% (Tukwila/County)
 - Built since 2000: 10.7% vs 28.1% (Tukwila/County)
- If well-maintained and not replaced by new construction, older units can offer a naturally-occurring affordable housing (NOAH) reservoir

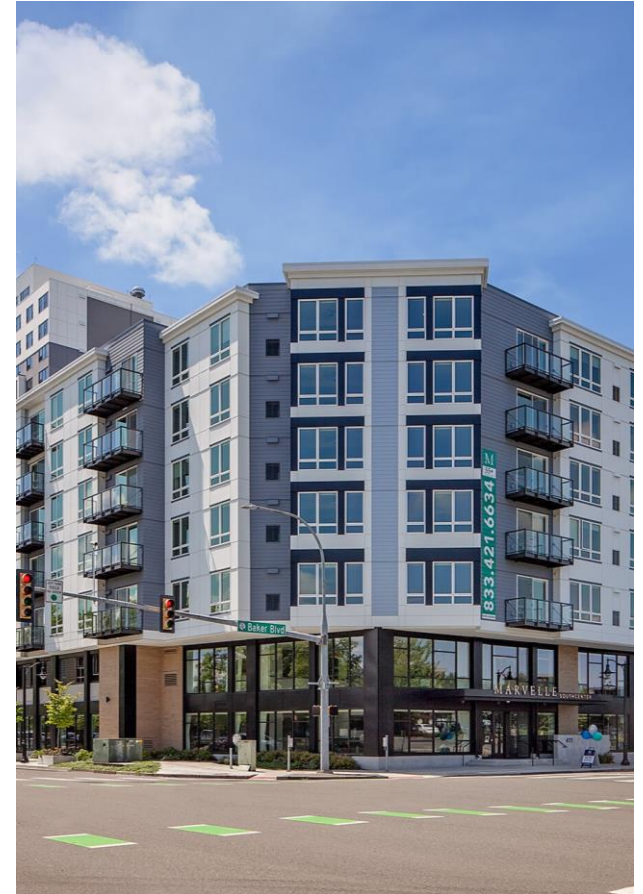


Riverton Terrace, subsidized housing built in 1969, provided by King County Housing Authority. Source: KCA, 2023



Housing Production

- Few multifamily units delivered over the past several decades
- Very low rental vacancy rate of 1.3%
- Most multifamily developments built in recent years were senior housing complexes or used developer agreements to circumvent restrictive zoning standards

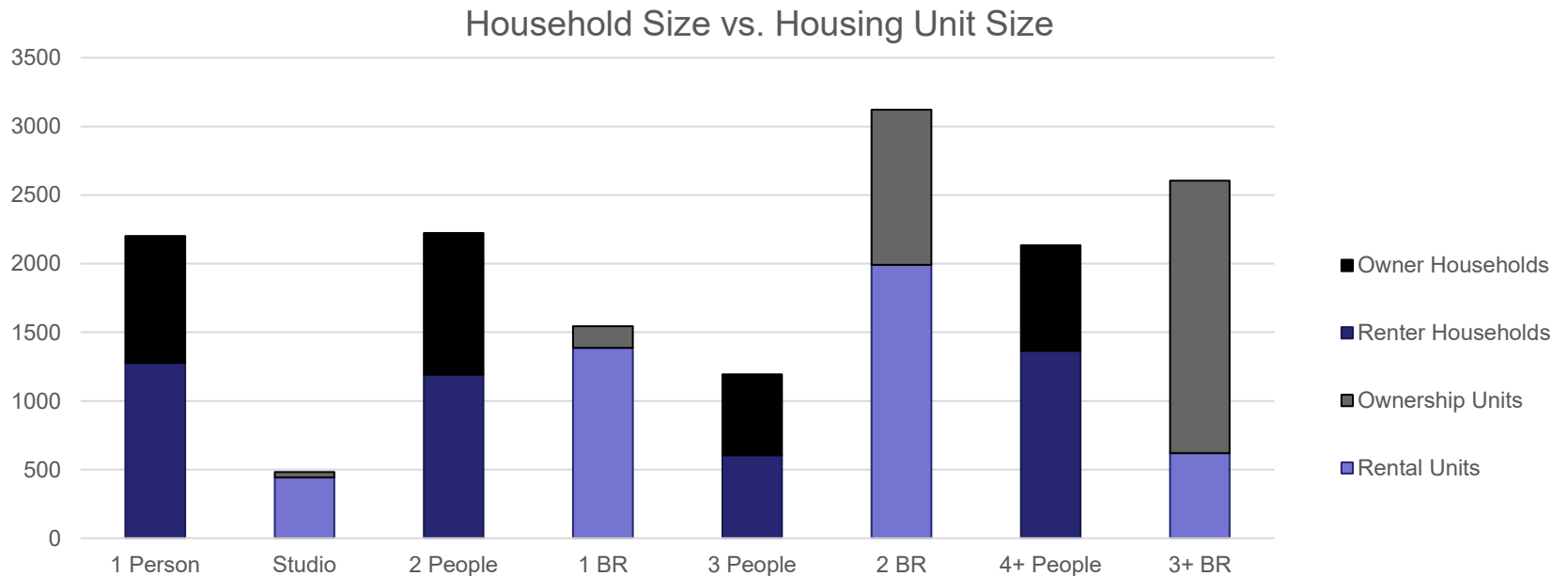


Mariblu Southcenter, senior adults housing, built in 2019. Source: Urbal Architecture, 2023



Housing Size

- Large households in Tukwila are more likely to rent than own, but most large units are not available to rent
- Few smaller-sized options for 1- and 2-person households that own

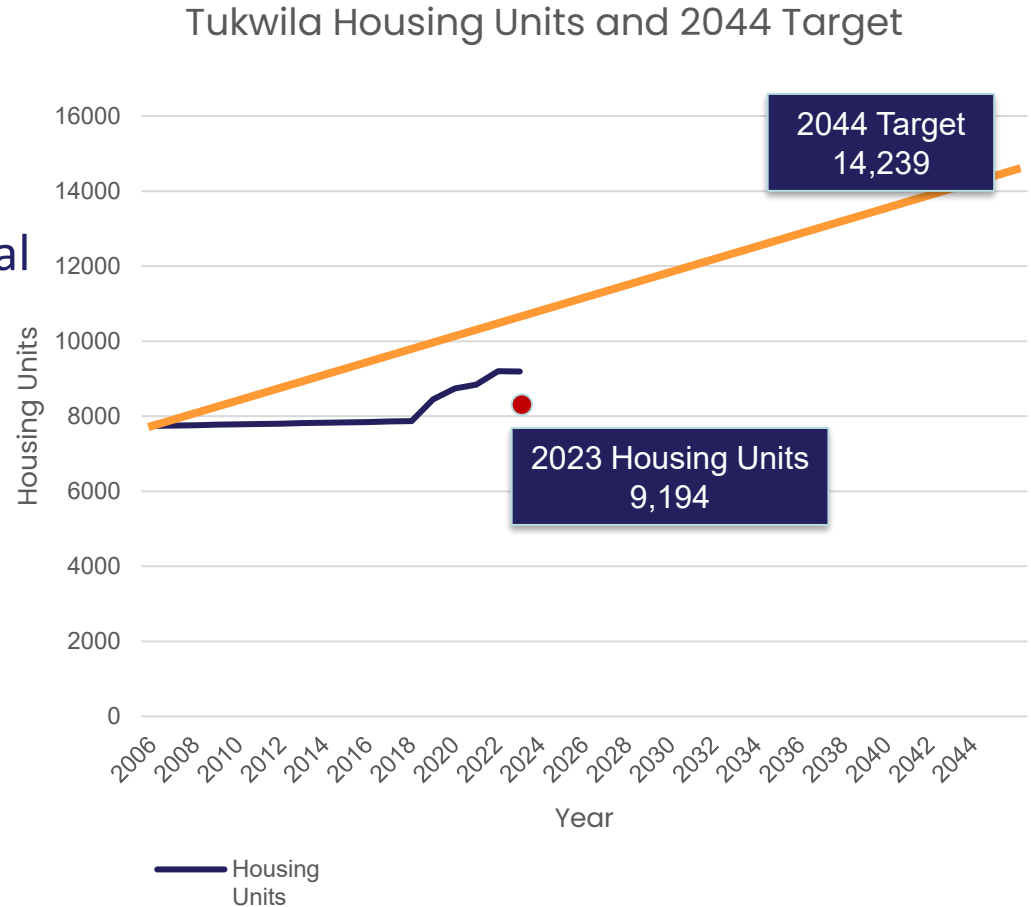


Source: 2021 American Community Survey 5-Year Estimates, Table B25042 and S2501.



Growth Targets

- County-assigned growth target of 14,239 total housing units by 2044
- 240 new units per year (total 5,045) to meet target
- “Reasonable measures” required by County to encourage housing development due to slow growth 2006-2018



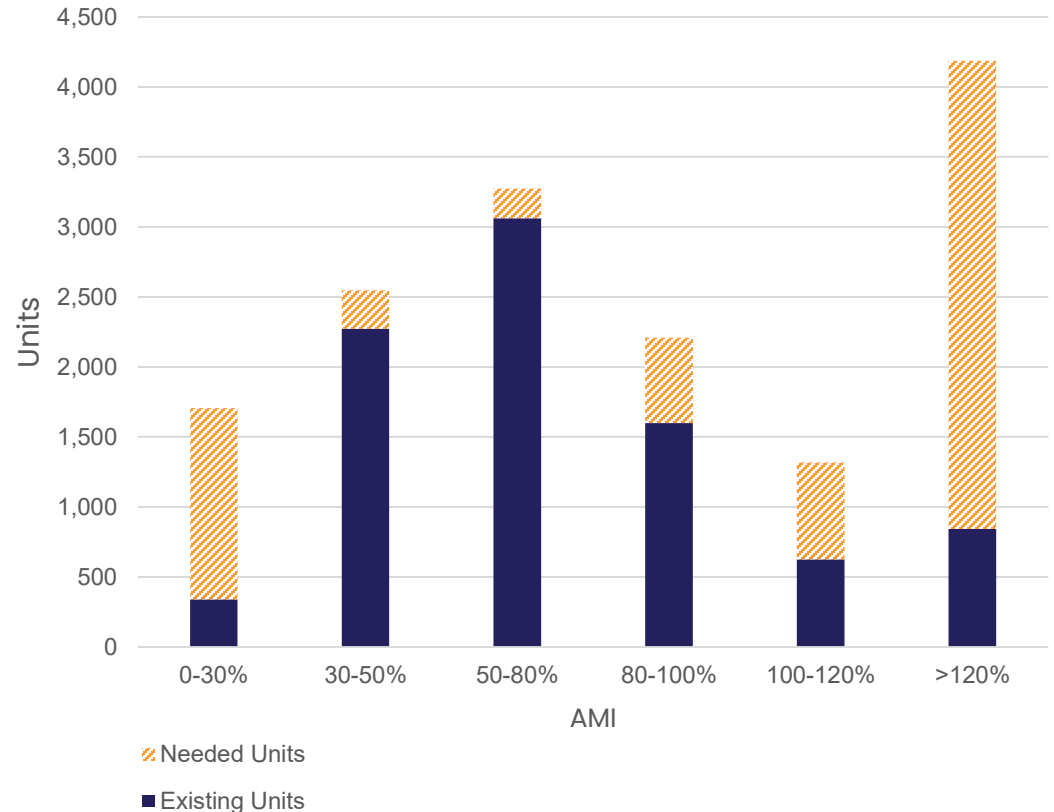
Source: OFM, 2023 and 2021 King County Urban Growth Center Report



Income Band Allocations

- Housing targets now allocated by income band, based on existing housing characteristics (HB 1220)
- County goal: regional distribution of housing for all economic segments
- Tukwila allocations:
 - 21% to lowest tier
 - 51% to highest tier
- Must also demonstrate capacity for 1,242 emergency shelter beds

Housing Target Allocation by Income Band



Source, existing units by income band: Housing for All Planning Tool (HAPT) by Washington State Department of Commerce, Growth Management Services.
Source, needed units: King County Housing Needs Dashboard.



Racially Disparate Impacts

- Some policies in the 2015 Comprehensive Plan favor exclusive neighborhoods
 - Ambiguous references that prescribe new development to “blend in” with existing neighborhood through character and design
 - Expressed preference for large, (expensive) single-family homes
- Comprehensive Plan helps create barriers to homeownership:
 - Zoning exclusive to single-family neighborhoods
 - Limited availability of affordable housing
 - Overall rising housing/rent cost



MIDDLE HOUSING PROJECT

Recommended updates to LDR zone (low-density residential) to:

- Allow new housing options
- Reduce cost for new homes
- Increase housing capacity

Zone	LDR (revised)	MDR (revised)
Minimum lot size	5,000 sf (3,000 sf for cottage)	3,000 sf
Lot area per unit	1,250 sf	800 sf
Units per lot	Up to six	N/A
Parking Requirement	1 per unit	1 per unit
Design review	No requirement	Required above 5,000 sf



House under existing LDR



Small-lot Cottage



Double Duplex



Double Duplex



Townhouse Style



IBC Fourplex



Midblock Sixplex



Corner Sixplex



Six-unit Cottage Community



Six-unit Duplex Cluster



MDR & HDR Zoning Analysis

- Leland Consulting Group analyzed existing MDR and HDR (medium- and high-density residential) zones and regional demand
- There is strong demand for multifamily housing in south King County
- Restrictive and costly standards in MDR and HRD discourage development
- Recommendations:
 - More flexible standards for height, density, lot coverage, stepbacks, and parking
 - Consider expanding HDR zones near transit and services
 - MFTE to attract development



What We've Heard

- Prioritize more affordable ownership options
- Critical need for family-sized and multi-generational housing
- Desire for housing on safe streets and areas without environmental impacts
- Existing zoning puts significant barriers to construction
- Consistent MFTE policy is critical for attracting development
- Design of new housing should consider increased extreme weather events due to climate change



Public Open House at Showalter Middle School, September 20, 2023



Goal & Policy Updates

- Clarify and simplify language where possible
- Realistic implementation strategies
- Alignment with county/state policies and laws
- Reflect RDI findings and requirements
- Address housing gaps and needs
- Consider climate change, displacement, social equity



Residential Neighborhoods 2015 Goals

- **GOAL 7.1 - Residential Land Use Pattern:** A land use pattern that encourages a strong sense of community by grouping compatible and mutually supportive uses and separating incompatible uses
- **GOAL 7.2 - Neighborhood Quality:** Tukwila's residential neighborhoods have physical features that preserve and strengthen neighborhood character, enhance neighborhood quality, and foster a strong sense of community.
- **GOAL 7.3 - Neighborhood Quality:** Stable residential neighborhoods that support opportunities for improved educational attainment, employment, engagement, economic security, and personal safety.
- **GOAL 7.4 - Neighborhood Sustainability:** Continuing enhancement and revitalization of residential neighborhoods to encourage long-term residency and environmental sustainability



Residential Neighborhoods

2015 Goals

- **GOAL 7.5 - Neighborhood Development:** Tukwila’s residential neighborhoods have a high-quality, pedestrian character with a variety of housing options for residents in all stages of life
- **GOAL 7.6 - Neighborhood-Supportive Commercial Areas:** Neighborhood-supportive commercial areas, including Residential Commercial Centers, that bring small commercial concentrations into and adjacent to existing residential neighborhoods to improve existing residential areas while providing products and services to nearby residents.
- **GOAL 7.7 - Southcenter Boulevard:** A corridor of low-rise offices and residences with localized commercial uses at major intersections, all of which act as a buffer to the low-density residential neighborhoods to the north of the Southcenter area.
- **GOAL 7.8 - Noise Abatement:** Residential neighborhoods are protected from undue noise impacts, in order to ensure for all residents the continued use, enjoyment and value of their homes, public facilities and recreation, and the outdoors



Policy Evaluation Framework

CRITERIA	Evaluation
<p>The policy is valid and supports meeting identified housing needs. The policy is needed and addresses identified racially disparate impacts, displacement and exclusion in housing.</p>	<p>S Supportive</p>
<p>The policy can support meeting the identified housing needs but may be insufficient or does not address racially disparate impacts, displacement, and exclusion in housing.</p>	<p>A Approaching</p>
<p>The policy may challenge the jurisdiction’s ability to meet the identified housing needs. The policy’s benefits and burdens should be reviewed to optimize the ability to meet the policy’s objectives while improving the equitable distribution of benefits and burdens imposed by the policy.</p>	<p>C Challenging</p>
<p>The policy does not impact the jurisdiction’s ability to meet the identified housing needs and has no influence or impact on racially disparate impacts, displacement, or exclusion.</p>	<p>NA Not Applicable</p>



Policy Evaluation Examples

EXAMPLE POLICY	Evaluation
Promote private and public efforts to preserve the existing housing stock by maintaining sound units and rehabilitating substandard units.	S Supportive
Allow more homes to be developed in areas that have existing infrastructure	A Approaching
Maintain the character of established single-family neighborhoods, through adoption and enforcement of appropriate regulations.	C Challenging
Adopt and apply code enforcement regulations and strategies that promote neighborhood protection, preservation, property maintenance, public safety and welfare.	C Challenging



GOAL 7.1 - Residential Land Use Pattern

Residential Land Use Pattern

- **Policy 7.1.1:**

- Maintain a comprehensive land use map that supports the preservation and enhancement of single-family and stable multi-family neighborhoods; eliminates incompatible land uses; and clearly establishes applicable development requirements through recognizable boundaries.

- **Move to Land Use Element**



GOALS 7.2 & 7.3 - Neighborhood Quality

- Example Policies:
 - **Policy 7.3.2:** Improve the public infrastructure in all neighborhoods to an equivalent level of quality, with an emphasis on sidewalks and transit access
 - Move to Land Use Element
 - **Policy 7.3.4:** Use new development to foster a sense of community, and replace lost vegetation and open spaces with improvements of at least equal value to the community
 - Delete
 - **Policy 7.3.6:** Strict enforcement of codes for neighborhood quality
 - Delete



GOAL 7.4 - Neighborhood Sustainability

- Policies:
 - **Policy 7.4.1:** Utilize both City and non-City funding to directly promote revitalization of residential neighborhoods.
 - Delete, already exists in Housing Element
 - **Policy 7.4.2:** Decrease greenhouse gas emissions through land use strategies that promote a mix of housing, employment and services at densities sufficient to promote walking, bicycling, transit and other alternatives to auto travel.
 - Move to Land Use Element



GOAL 7.5 - Neighborhood Development

- Example Policies:
 - **Policy 7.5.6:** Support a residential rehabilitation program that provides assistance, inducements and incentives for residents to upgrade and maintain safe, attractive homes and yards.
 - Expand within existing policies in Housing Element
 - **Policy 7.5.9:** Support zoning densities that encourage redevelopment of existing multi-family properties.
 - Reframe with consideration for preservation of affordable housing or delete



GOAL 7.6 - Neighborhood-Supportive Commercial Areas

- Example Policies:
 - **Policy 7.6.1:** Link commercial areas located within approximately one-quarter-mile of residential areas with high-quality pedestrian and bicycle access facilities.
 - Move to Land Use Element
 - **Policy 7.6.2:** In neighborhood commercial developments, harmoniously reflect the scale and architectural details of surrounding residential structures, and encourage non-motorized access.
 - Delete or clarify intention of policy



GOAL 7.7 - Southcenter Boulevard

- Policies:
 - **Policy 7.7.1:** Balance the competing concerns of uphill residents for maximum views and the community-wide desire for contour-hugging design and angular lines of hillside structures.
 - Delete
 - **Policy 7.7.2:** Require sloped roof lines along Southcenter Boulevard to imitate the local topography and residential character.
 - Delete
 - **Policy 7.7.3:** Provide additional pedestrian connections between residential areas to the north and Southcenter Boulevard.
 - Move to Transportation Element



GOAL 7.8 Noise Abatement

- Example Policies
 - **Policy 7.8.2:** Require building contractors to limit their construction activities to those hours of the day when nearby residents will not be unreasonably disturbed.
 - Delete, standards already exist in municipal code
 - **Policy 7.8.6:** Work with the Port of Seattle, King County Airport and the Federal Aviation Administration to promote the development and implementation of airport operational procedures that will decrease the adverse noise effects of airport operations on Tukwila and its residents.
 - Move to Land Use Element



Discussion
