



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

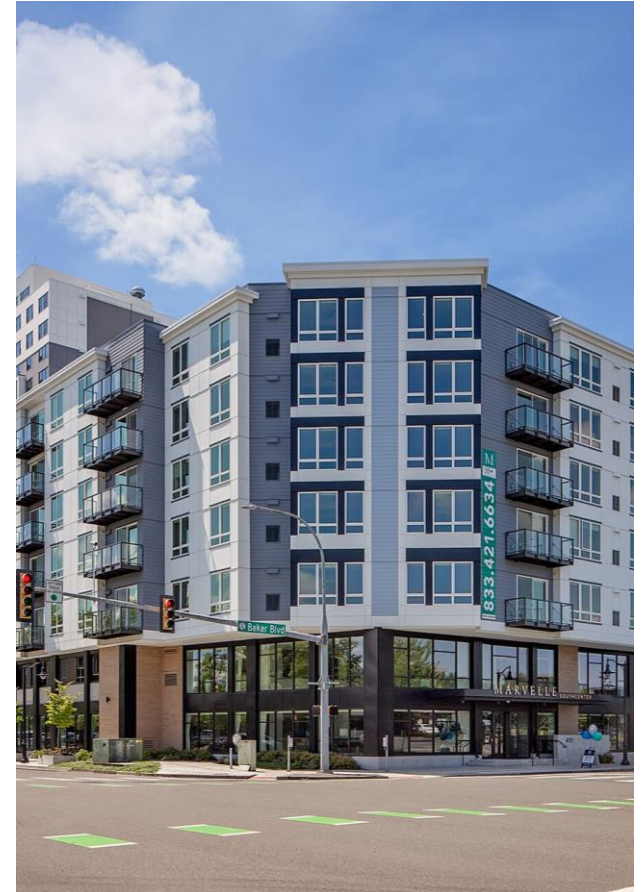


Riverton Terrace, subsidized housing built in 1969, provided by King County Housing Authority. Source: KCA, 2023



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

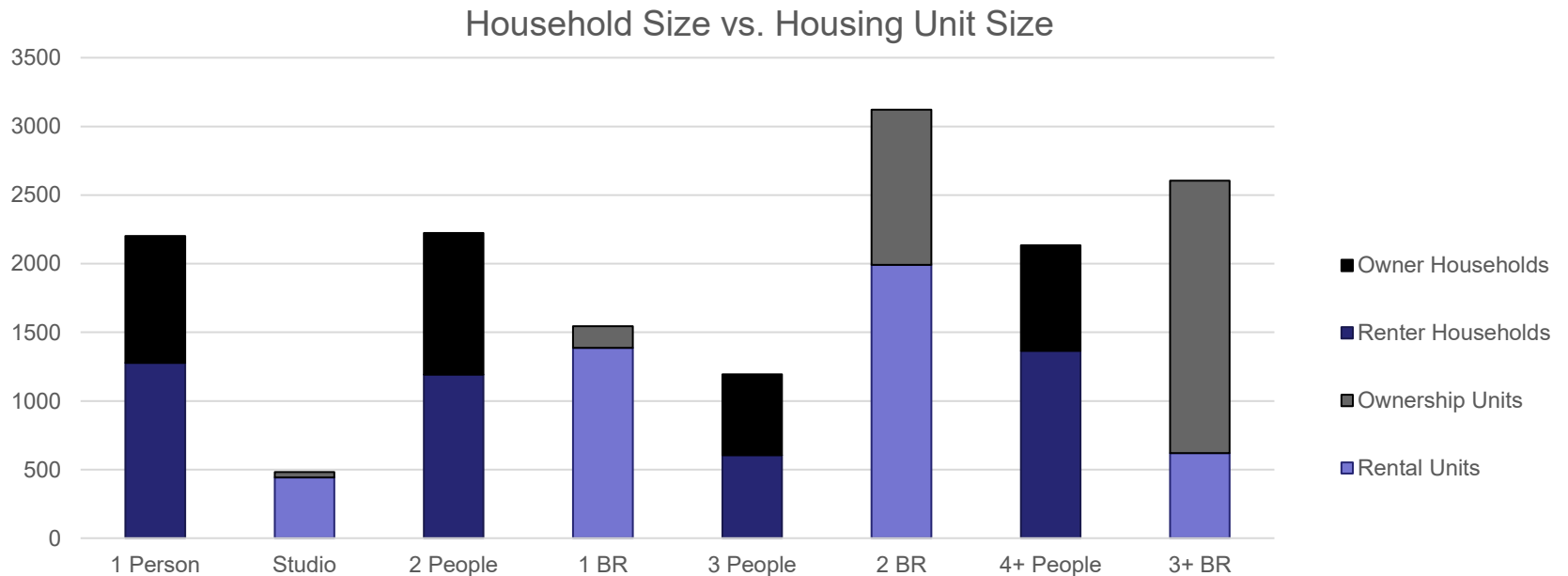


Mariblu Southcenter, senior adults housing, built in 2019. Source: Urbal Architecture, 2023



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

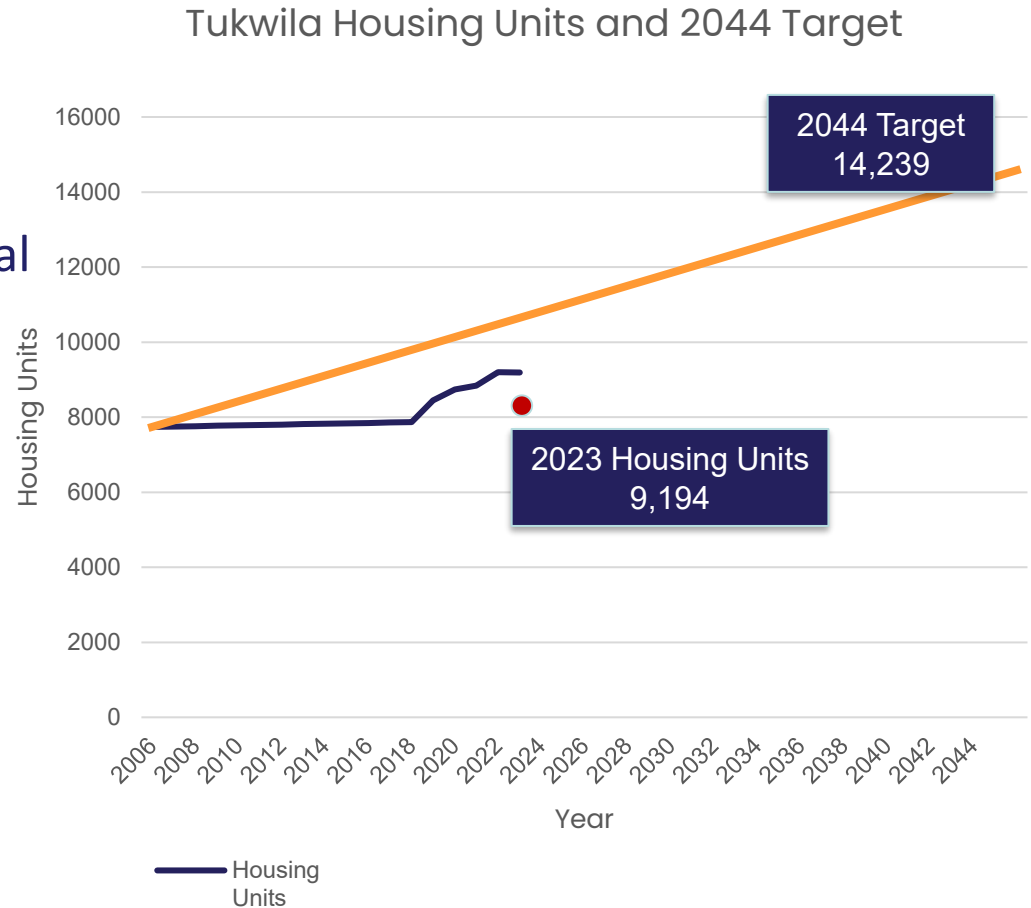


Source: 2021 American Community Survey 5-Year Estimates, Table B25042 and S2501.



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



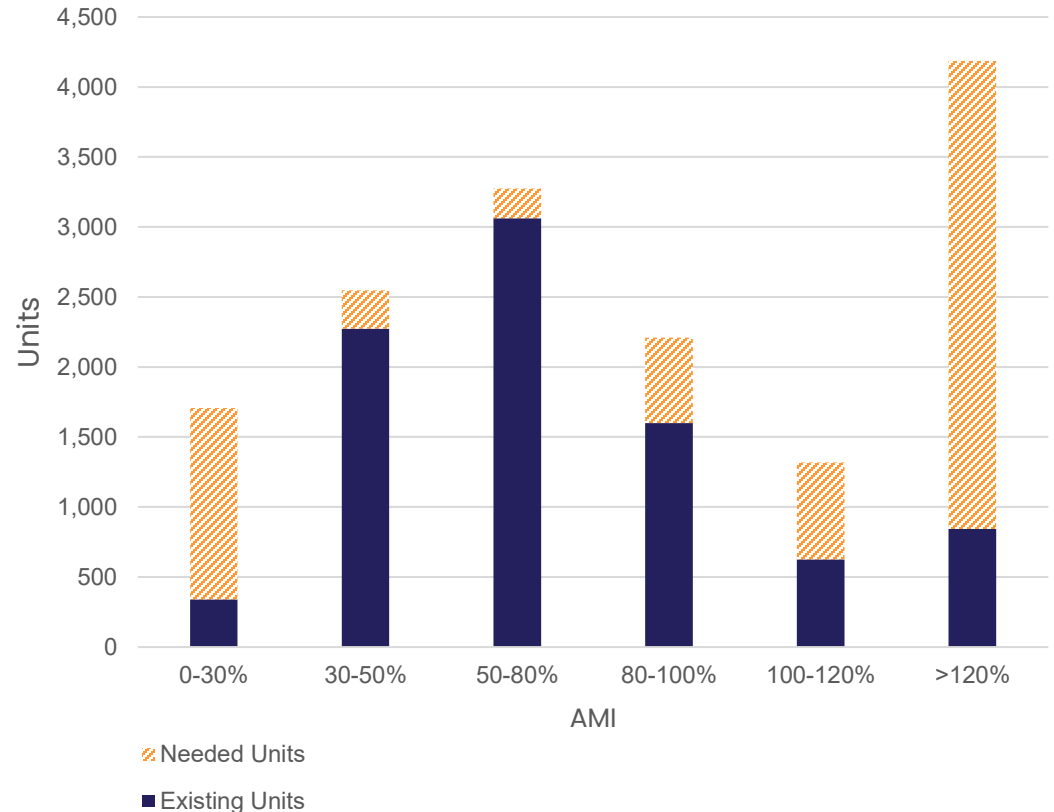
Source: OFM, 2023 and 2021 King County Urban Growth Center Report



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
